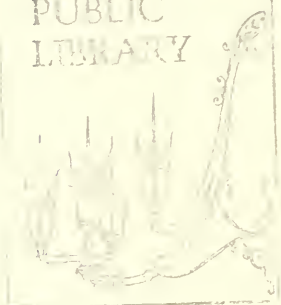




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THE BOSTON MANUFACTURING UNIVERSE:  
TRENDS IN BOSTON'S MANUFACTURING SECTOR

1977 - 1983

By

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## EXECUTIVE SUMMARY AND IMPLICATIONS FOR INDUSTRIAL DEVELOPMENT STRATEGY

Manufacturing employment in the City of Boston has declined in recent years due to many prevailing economic forces, such as increased automation, changing product markets, imports, business closures, outmigration, a trend towards a service economy and recessionary impacts. However smaller, the City's manufacturing sector still comprises a significant part of its employment base, with many of its industries demonstrating growth or mature stability and providing higher paying job opportunities suited to the Boston resident workforce. In the face of Boston's changing composition toward a service-based economy and mounting commercial development pressures on certain traditional industrial areas of the City, the Economic Development and Industrial Corporation of Boston (EDIC) has been working to fulfill its mandate to retain and promote the expansion of manufacturing firms in Boston.

American central cities have experienced a common trend over the last three decades -- decrease in the number of manufacturing businesses and the growth of financial, insurance, wholesale and retail operations and especially service industries. This phenomenon is well pronounced in the City of Boston as its role as the financial and service center for New England had expanded. Whereas in 1950, approximately 115,000 were employed in manufacturing industries in Boston, by 1983 that number has shrunk to 48,602. The practice in recent years has been for manufacturing companies to relocate to suburban settings where they still have access to the services of central cities.

Nation-wide, employment growth in the service industries is outpacing that of manufacturing. Since 1972, manufacturing employment in the U.S. has increased by five million workers, while service-related employment increased by 28 million. This phenomenon is also evident in the Boston Standard Metropolitan Statistical Area (SMSA) and Massachusetts; over the 1977-1983 period, manufacturing employment increased by 6% and 2% respectively. Even with manufacturing employment growth in the Boston SMSA, manufacturing employment as a percentage share of total wage and salary employment declined from 25% in 1977 to 19% in 1983. This shows a faster rate of growth of service industries relative to manufacturing. It is also evident for the Commonwealth as a whole, as manufacturing employment as a percentage share of total wage and salary employment declined from 32% in 1977 to 24% in 1983.

While the number of service-related jobs has increased, these jobs are not necessarily a suitable replacement for manufacturing workers for the following three reasons:

1. Manufacturing industries' wages generally exceed service industries' wages. In 1982, the average annual wage of a service industry worker (sic 70 - 89) in the Boston SMSA was \$16,100 while manufacturing workers earned on average \$21,600.\*
2. Manufacturing companies provide more extensive economic linkages with other companies in the region.
3. Earnings from sales outside the region of manufacturing firms is greater than that of many service firms.

\*Massachusetts Division of Employment Security Series ES-202.





The analysis presented in this report is based upon EDIC/Boston's computerized database, the Boston Manufacturing Universe (BMU). The BMU is a bi-annual survey of all manufacturing firms in the City of Boston. The trends identified by the BMU are used for the development of strategies for retaining manufacturing firms in the City.

The BMU was first compiled in 1977 and subsequently updated in 1979, 1981, and 1983. The compilation of all manufacturing firms involved a search procedure using published sources and supplemented by mail and telephone contacts. Included in the BMU is information on companies by SIC, employment, neighborhood (zip code) location, product line, and status changes for each two-year observation period (continuous operations, move to Boston, start-up, move within Boston, move from Boston and out of business).

According to the BMU in 1977, 1,298 manufacturing firms employed 55,780 workers in the City of Boston. In 1983, 951 firms with 48,602 workers operated in Boston. This change represents a 27% decline in the number of firms and a 13% employment decrease. The employment decline occurred at a 2% per year rate which concurs with the long-term (1965-1983) trend determined from the Massachusetts Division of Employment Security's ES-202 data series.

The manufacturing employment loss over the 1977-1983 period resulted primarily from those firms which went out of business (295 firms with 6,463 workers) and establishments which moved from Boston (151 firms with 4,861 persons). These losses were only partially offset by the 99 new firms in Boston with 2,240 workers; these firms either moved to or started up in Boston. Although new firms were outnumbered by those ceasing operations, several mid-sized start-up firms have grown quickly in Boston, especially in the electronic equipment and printing and publishing sectors. The majority of business closures and outmigrations occurred within the 1979-1983 period. The high rate of employment decline (3.2% per annum) in this period reflects recessionary workforce contractions by many of Boston's largest industries.

The primary factors which accounted for the net loss of 347 manufacturing firms and 7,178 employees between 1977 and 1983 were:

1. the number of mid-sized firms which have moved from Boston
2. the number of firms ceasing operations
3. the fluctuations in employment by Boston's largest firms

Many of the firms which ceased operations or decreased their workforce did so as the result of economic forces beyond the control of any local development agency, for example, the effect of increased foreign competition, increased mechanization and dwindling markets for certain products in the Northeast. Conversely, it is possible for a local development agency to address the needs of many firms, primarily those small to mid-sized firms which anticipate moving from the City.



From an EDIC survey completed in January, 1984 (see appendix A), the responding firms (28%) which moved from Boston did so because of the following major factors:

1. City congestion, e.g. parking and loading difficulties
2. High property taxes
3. High development and leasing costs
4. Unavailability of appropriate property to lease

Those firms which moved from Boston were primarily mid-sized (20-100 employees) and relocated in Boston's surrounding suburban areas. The BMU contains a record of the new location of 79 of 151 firms which moved from Boston over the 1977 - 1983 period. All but 12 of these firms (92%) moved to communities within a twenty mile radius of Boston, and all but 5 (97%) remained within Massachusetts.

In the past EDIC has successfully addressed three of the four factors for firms' outmigration, i.e. congestion, the availability of sites to lease and high development and leasing costs.

EDIC has developed, owns and operates three industrial parks (260 acres). Through the development of these industrially zoned parks, EDIC has created an environment of reduced congestion and provided a pool of sites with affordable lease or sale terms. The largest of EDIC's three parks is the Boston Marine Industrial Park (BMIP). The BMIP was once an abandoned and blighted former Navy and Army base. The single largest building (building 114 with 800,000 square feet) is referred to as the Boston Army Base (BAB). Manufacturing employment at the (BMIP), grew from 706 in 1977 to 1378 in 1983, a 95% increase representing not only jobs retained in the City but also employment growth with the tenant firms' expansion at the BMIP (see Figure 1).

EDIC also provides a City-wide real estate assistance program. EDIC's referral of industries to available sites, an ongoing practice through the Boston Site-Finder, is a service promoting relocation within the City. The employment of those manufacturing firms successfully referred to a site by this program is detailed in Figure 2.

EDIC's financial assistance programs, by making more affordable the costs of a company's investment in its plant and equipment, have helped a substantial number of firms to expand and grow in the City. The employment of these assisted manufacturing firms grew from 3386 workers in 1977 to 5978 workers in 1983, a 76% increase. Figure 3 details the employment of those firms assisted by EDIC's two financial agencies, the Boston Industrial Development Financial Authority (BIDFA) and the Boston Local Development Corporation (BLDC).

With the array of EDIC financial and real estate services and development opportunities, firms have access to a variety of incentives. Successful in the past, the continuation and expansion of these programs to address the needs of the manufacturing sector is underscored by the results of the 1983 BMU.



Figure 1  
Employment of Manufacturing Firms in EDIC's  
Boston Marine Industrial Park, 1977 - 1983

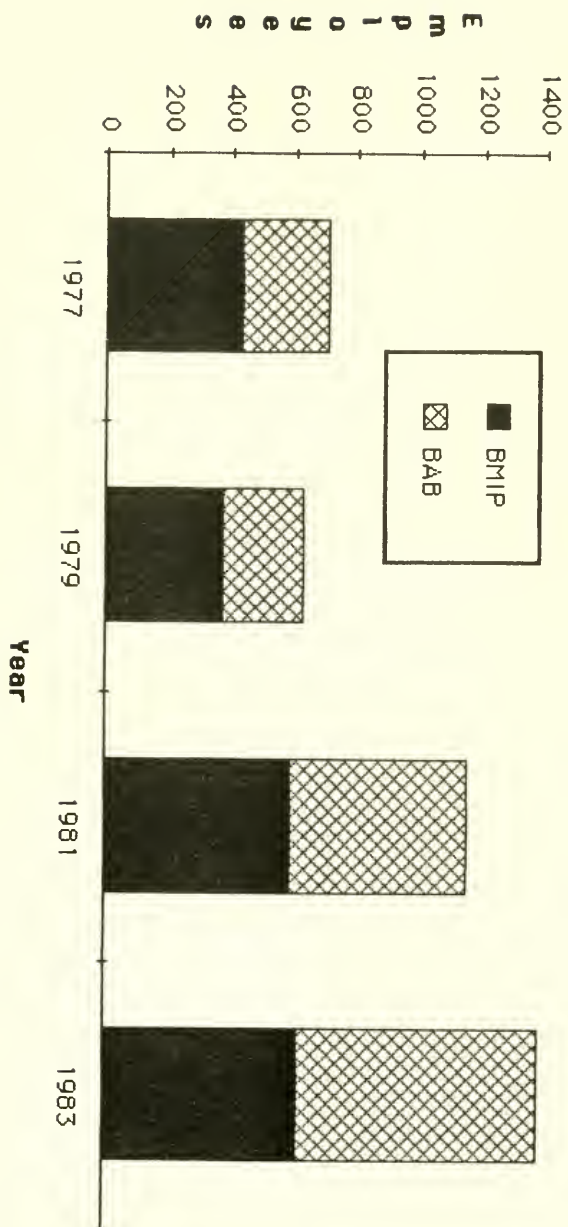






Figure 2  
Employment of Manufacturing Firms Assisted by  
EDIC's Real Estate Program, 1977 - 1983

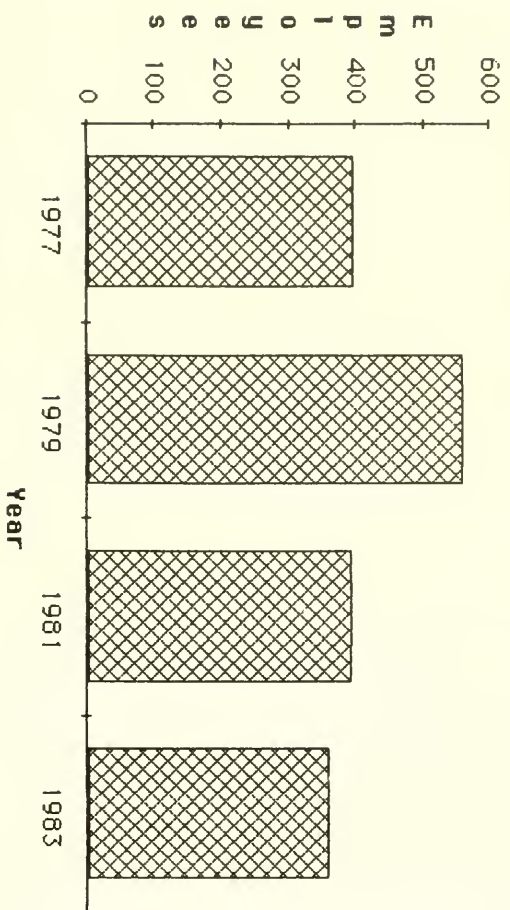
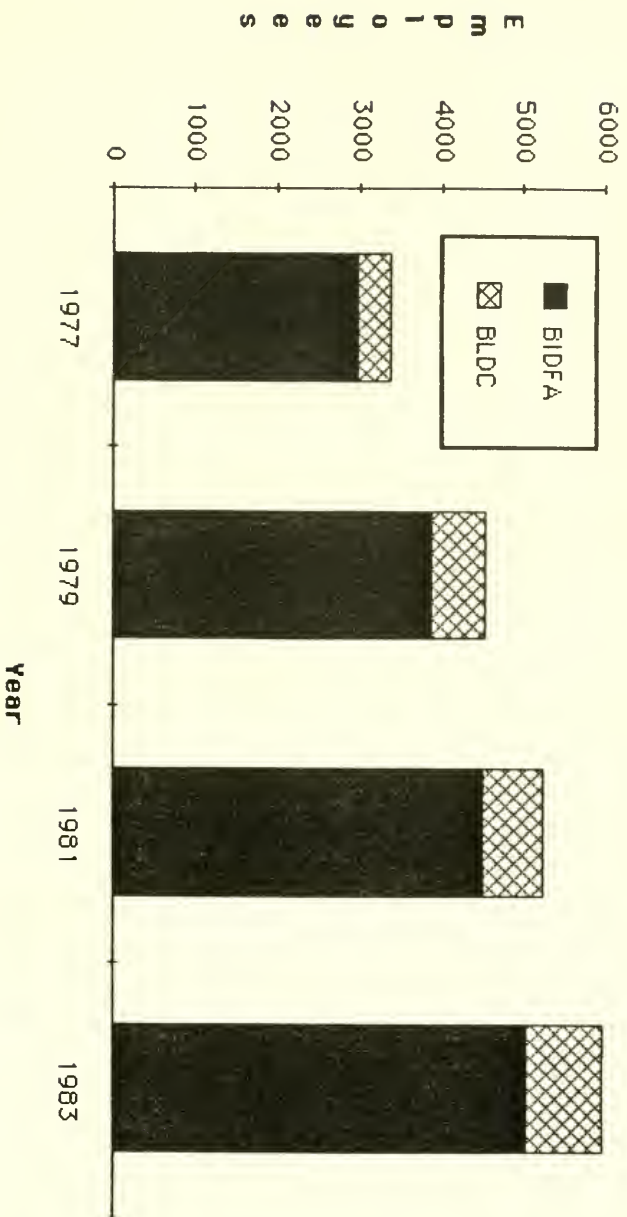




Figure 3  
Employment of Manufacturing Firms Assisted by  
EDIC's Financial Programs, BIDFA and BLDC, 1977 - 1983





## Boston Manufacturing Sector's Industrial Composition and Change

In 1983, Boston's largest manufacturing sectors were the printing and publishing (12,116 workers), food and kindred products (6,676), apparel (6,408) and fabricated metals (4,532) industries. The principal high-tech and high-growth manufacturing sectors were the electrical equipment (3,056) and instrument products (2,060) industries.

Of Boston's 18 major manufacturing industry groups, the BMU registered net employment decline in 13 and net employment increases in five. These trends showed very little fluctuation within the 1977-1983 period. The five traditionally largest of Boston manufacturing industries experienced the greatest employment decline: non-electrical machinery (-1,918 jobs), apparel (-1,748), food products (-1,659), printing and publishing (-1,115) and fabricated metals (-549). These declines resulted primarily from the above-mentioned outmigrating firms and business closures. With the exception of the printing and publishing sector, employment in these industries also suffered from workforce contractions by large firms.

Nationally, while most of these industries suffered employment losses over the 1974 - 1983 period, the nonelectrical machinery and printing and publishing industries actually expanded (U.S. Industrial Outlook, 1984).

The electrical equipment and instrument products sectors enjoyed continued employment growth in Boston over the 1977-1983 period: a total employment increase of 39% and 29% respectively. This increase resulted from growth by the industries' mid-sized and large firms. The rubber/plastics, stone/clay/glass and miscellaneous manufacturing industries also experienced modest net employment growth.

On a national level, while electrical equipment and instrument products achieved high employment growth there is a divergence amongst the remaining industries: rubber/plastics, stone/clay/glass and miscellaneous manufacturing all experienced employment decline between 1974 and 1982. Chemicals and nonelectrical machinery which declined in Boston expanded nationwide (U.S. Industrial Outlook, 1984).

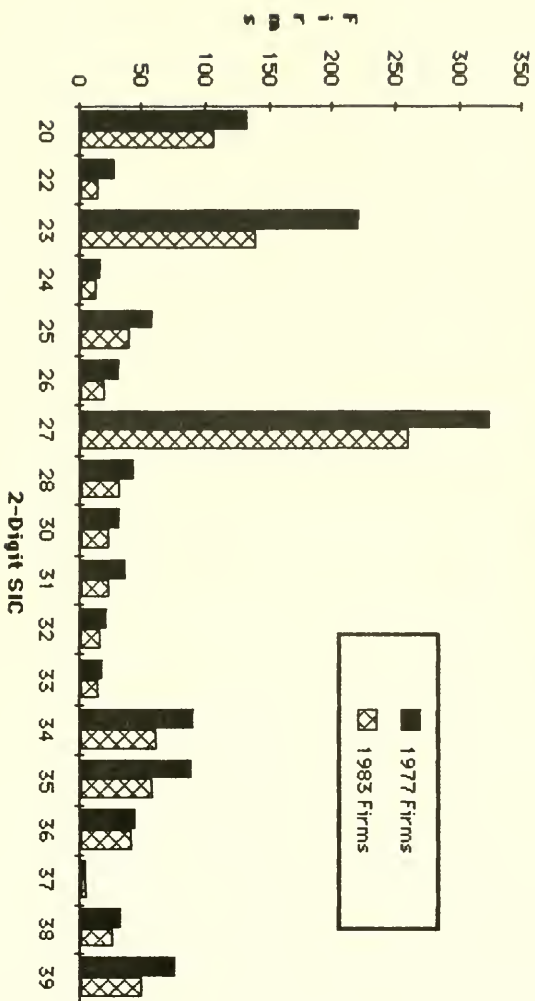
### The Employment Size Class Fluctuations of Boston Manufacturing Firms

Large firms with 150 or more workers increasingly dominate the City's manufacturing base. In 1983, 57 large firms employed 53% of Boston's total manufacturing workforce. Despite a net employment decline of 9% over the 1977-1983 period, these large firms accounted for a greater percentage of total manufacturing employment in 1983 than in 1977 (50% of total employment). The fluctuations of these firms' employment levels have had a great effect on Boston's manufacturing sector. The chemical equipment, rubber and plastics, machinery and chemical industries are dominated by firms with 150 or more employees.



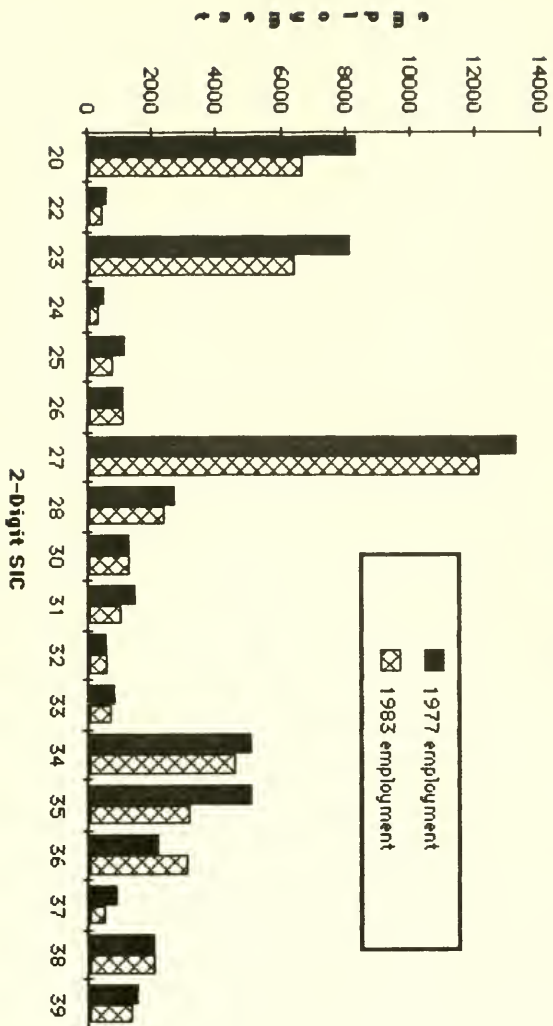


**Figure 4**  
**Manufacturing Firms in Boston By SIC, 1977 - 1983**





**Figure 5**  
**Employment in Boston Manufacturing Industries By SIC,**  
**1977 - 1983**





As emphasized in the 1981 BMU report, it is most important to continue to build working relationships with the City's largest firms due to their dominance of manufacturing employment and the impact their expansions or contractions have on the City's manufacturing base. Such a relationship will continue to provide an early warning of planned contractions or enable the City to offer available assistance.

Over the 1977-1983 period, Boston's manufacturing sector experienced a movement towards fewer firms with a larger number of employees. The average firm size in 1977 was 48 workers; in 1983, the average increased to 51 workers per firm. This has resulted as a large number of firms with less than 20 workers went out of business; accordingly the number of firms declined at a greater rate than number of employees, hence causing the average firm size to increase. The growth of mid-sized firms (50-99 employees) also contributed to this changing size composition of Boston manufacturers. This phenomenon is most evident in the apparel and printing and publishing industries of Boston which have traditionally comprised many small firms.

Over the 1977-1983 period, smaller firms accounted for the majority of the 347 firms lost in Boston due to business closures. Small firms are an important part of the manufacturing base; while many of these firms fail, many have grown over the period to become mid-sized. Assisting the growth of smaller firms by providing sites for expansion and affordable financing continues to be important to their remaining in the City's neighborhoods.

#### Neighborhood Distribution of Boston's Manufacturing Firms and Employees

In 1983, the four areas of the City with the largest concentrations of manufacturing employment were: South Boston (22%), Central Boston (17%), Back Bay/Fenway/South End (11%), and Dorchester/Mattapan (13%). Each of Boston's neighborhoods supports manufacturing firms. However, the majority of manufacturing firms, many of which are small firms, are concentrated in South Boston, Central Boston and Roxbury. The manufacturing sectors of Charlestown, East Boston, Allston/Brighton and Dorchester/Mattapan are particularly dominated by large firms. In addition, over the 1977-1983 period these four areas were the only neighborhoods to increase their percentage shares of total manufacturing employment, thereby demonstrating the impact of the large firms.

Between 1977 and 1983 only East Boston had a net increase in manufacturing employment (+711 jobs) as the result of the strong growth of its four firms having 150 or more employees. The neighborhoods which experienced the greatest net loss of manufacturing jobs were Roxbury (-1,944 jobs), Central Boston (-1,515), and Back Bay/Fenway/South End (-1,112).



Figure 6  
Manufacturing Employment in Boston by  
Neighborhood, 1977

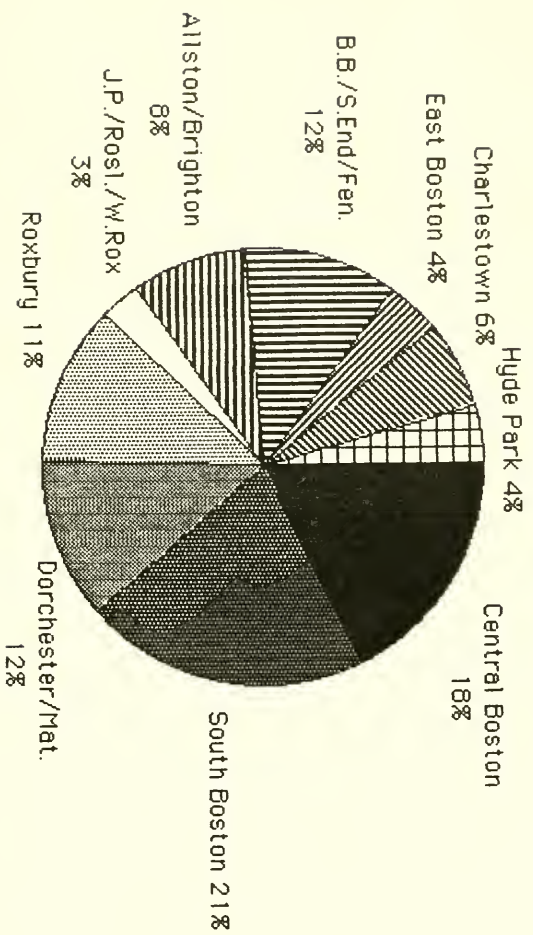
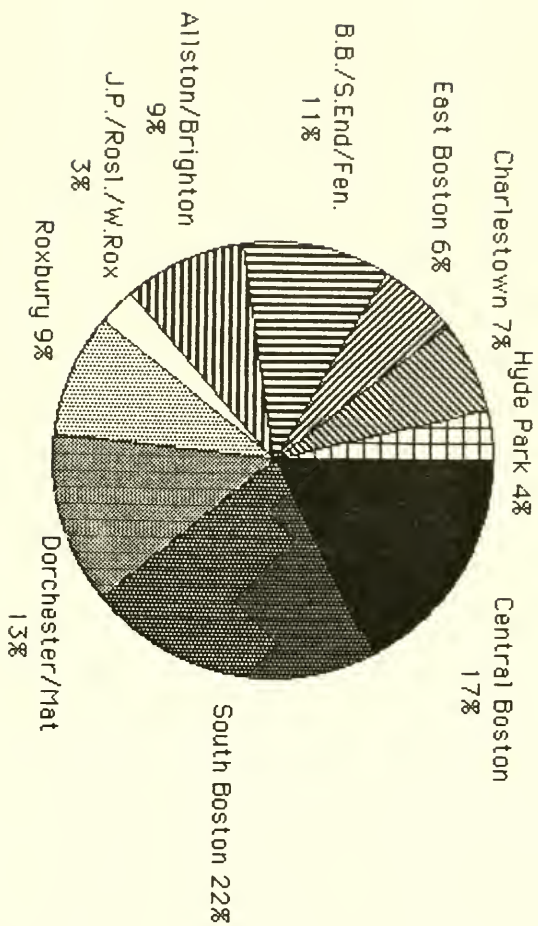






Figure 7  
Manufacturing Employment in Boston by  
Neighborhood, 1983





## II. Introduction

The analysis presented in this report is based upon EDIC/Boston's computerized database, the Boston Manufacturing Universe (BMU). The BMU is a bi-annual survey of all manufacturing firms in the City of Boston. This report focuses upon the specific business decisions of each firm to increase or decrease its workforce and/or change its operation's location. These business decisions are referred to in this paper as "components of change" and facilitate a detailed study of employment trends by the City's neighborhoods and by industry groups.

Section III sets the stage for this report's analysis by examining the long-term trend in Boston's manufacturing sector over the period 1965-1983. Data used for this section is based on the Massachusetts Division of Employment Security's (MDES) ES-202 data series. The MDES requires all firms to provide quarterly employment reports. Therefore the MDES is clearly more accurate than the BMU survey for employment trends, but is limited by MDES confidentiality rules. While the MDES is the critical benchmark for employment comparison with the BMU, the BMU has the additional capacity for a study of specific firms' changes and neighborhood trends.

Sections IV through VII present analyses of aggregate components of change, employment size classes, industry trends based on two-digit Standard Industrial Classifications (SIC) and neighborhood employment trends according to ten geographic areas of the City.

The BMU was first compiled in 1977 and subsequently updated in 1979, 1981, and 1983. The compilation of all manufacturing firms involved a search procedure using published sources and supplemented by mail and telephone contacts (Appendix C details the procedure). Included in the BMU is information on companies by SIC, employment, neighborhood (zip code) location, product line, and status changes for each two-year observation period (continuous operations, move to Boston, start-up, move within Boston, move from Boston and out of business).



### III. Long-Term Trends in Boston Manufacturing Employment

The following section is based on establishment and employment data obtained from the Massachusetts Division of Employment Security's (MDES) Employment Series-202. It is presented here to provide longer-term trends and for a basis of comparison with the BMU.

The composition of Boston's total wage and salary employment has experienced two drastic changes in the last 20 years: a dramatic decrease in the number of firms and employees engaged in manufacturing and a consistent increase in the number of service related industries. In 1965, 1,905 manufacturing firms employed 75,804 workers, yet by 1983, 1,027 firms employed 46,874 workers; a net employment decrease of 38% (see Table 1) or an average decline of approximately 2% per annum.

The 1983 total of 46,874 workers is an all time low and primarily the result of the long-term trend of manufacturing employment decline exacerbated by the recession of 1981-1983. Following the previous all time employment low in 1975, Boston's manufacturing base recovered and remained strong and fairly stable until 1981. Since 1983, announced expansions and closures suggests a continued period of employment volatility. A new period of employment stability will not occur naturally in the near future.

Table 1 displays the substantial decline from 1965 to 1983 of Boston's traditionally largest manufacturing industries: food products, apparel and electrical machinery. Each of these industries declined by more than 50% from its 1965 employment level. In fact, all of Boston's manufacturing industries experienced employment decline over the eighteen year period, including the high-tech, high-growth electrical machinery and instrument product sectors.

Over the 1977-1983 period, in the City of Boston, only the instrument products industry has produced recent employment growth. Electrical equipment declined by 5% from 1977 to 1983; however this is a deceiving statistic, in that 1977 was a peak recovery year and 1983 the trough year of the recent recession. The employment level of instrument products has surely increased, yet this cannot be verified due to MDES confidentiality rules.

A primary factor in Boston's manufacturing employment decline is the movement of firms to the surrounding suburban areas. This phenomenon coincides with the growth of the "high-tech" industries in the Boston SMSA. These two trends accounted for the net increase of the Boston SMSA's employment over the 1977-1983 period (see Table 2). In the Boston SMSA, printing and publishing, non-electrical machinery, electrical equipment, transportation equipment and instrument products all enjoyed employment growth over the 1977 - 1983 period.

Even with manufacturing employment growth in the Boston SMSA, manufacturing employment as a percentage share of total wage and salary employment declined from 25% in 1977 to 19% in 1983. This shows a faster rate of growth of service related industries relative to manufacturing. It is also evident for the



Commonwealth as a whole, as manufacturing employment as a percentage share of total wage and salary employment declined from 32% in 1977 to 24% in 1983.

In conclusion, Boston's manufacturing industries experienced substantial decline over the longer-term period 1965-1983. Over the shorter period 1977-1983, decline was experienced by all of Boston largest and growth industries for a total sector employment decline of 13%. Relative to the Boston SMSA, Boston employed 20% of the SMSA's manufacturing employment in 1977, yet by 1983 Boston's share declined to 16%.





TABLE 1  
LONGER-TERM TRENDS IN BOSTON'S  
MANUFACTURING SECTOR, 1965-1983

	<u>1965</u>		<u>1971</u>		<u>1977</u>		<u>1983</u>		<u>%</u> <u>Employment</u> <u>1965-1983</u>
	<u>FIRMS</u>	<u>EMP</u>	<u>FIRMS</u>	<u>EMP</u>	<u>FIRMS</u>	<u>EMP</u>	<u>FIRMS</u>	<u>EMP</u>	
Food Products	137	12,123	97	9,747	84	7,249	60	4,931	-59%
Apparel	468	15,087	339	9,740	242	8,930	173	6,746	-55%
Printing and Publishing	382	13,608	336	13,626	341	11,701	330	11,488	-16%
Fabricated Metals	144	6,240	94	5,154	90	6,974	63	5,957	- 5%
Non-Electrical Machinery	110	4,349	98	4,850	86	4,383	68	2,944	-32%
Electrical Machinery	64	6,130	51	2,686	41	2,149	42	2,049	-67%
Instrument Products	43	1,697	41	951	51	1,704	C*	C*	--
TOTAL	1,905	75,804	1,483	58,622	1,280	53,621	1,027	46,874	-38%
	=====	=====	=====	=====	=====	=====	=====	=====	=====

\*MDES confidentiality rules do not allow the publication of this statistic.

Source: Massachusetts Division of Employment Security



TABLE 2

EMPLOYMENT TRENDS (MDES) IN MAJOR INDUSTRIES  
IN BOSTON, BOSTON SMSA AND MASSACHUSETTS 1977-1983

	1977		1983		
	Employment	Percent of All Mfg.	Employment	Percent of All Mfg.	% Change 77-81
<b>BOSTON</b>					
Food Products	7,249	14	4,931	11	-32
Apparel	8,930	17	6,746	14	-24
Printing & Publishing	11,701	22	11,488	25	- 2
Fabricated Metals	6,974	13	5,957	13	-14
Non-Electrical Machinery	4,383	8	2,944	6	-33
Electrical Equipment	2,149	4	2,049	4	- 5
Transportation Equipment	1,066	2	297	1	-72
Instrument Products	1,704	3	C*	--	--
All Manufacturing	53,621	100%	46,874	100%	-13%
All Wage & Salary Employ.	426,064		512,368		
All Mfg. as % of Wage & Salary		13%		9%	
<b>BOSTON SMSA</b>					
Food Products	16,303	6	12,680	5	-22
Apparel	13,494	5	10,957	4	-19
Printing & Publishing	22,965	9	26,194	9	+14
Fabricated Metals	19,789	7	18,474	6	- 7
Non-Electrical Machinery	35,246	13	44,799	16	+27
Electrical Equipment	47,228	18	58,270	20	+23
Transportation Equipment	26,831	8	22,332	8	+ 7
Instrument Products	39,076	15	42,531	15	+ 9
All Manufacturing	268,309	100%	284,610	100%	+ 6%
All Wage & Salary Employ.	1,085,805		1,487,381		+37%
All Mfg. as % of Wage & Salary		25%		19%	
<b>MASSACHUSETTS</b>					
Food Products	28,779	5	24,616	4	-14
Apparel	42,579	7	35,980	6	-15
Printing & Publishing	41,550	7	46,814	7	+13
Fabricated Metals	51,070	8	46,074	8	+10
Non-Electrical Machinery	83,506	14	101,996	16	+22
Electrical Equipment	93,832	15	114,405	18	+22
Transportation Equipment	33,018	5	34,926	6	+ 6
Instrument Products	50,482	8	57,540	9	+14
All Manufacturing	618,322	100%	632,375	100%	+ 2%
All Wage & Salary Employ.	1,961,176		2,641,524		
All Mfg. as % of Wage & Salary		32%		24%	

\*MDES confidentiality rules do not allow the publication of this statistic.

Source: Massachusetts Division of Employment Security



#### IV. COMPONENTS OF CHANGE IN BOSTON'S MANUFACTURING FIRMS

In 1977, BMU data show 1,298 manufacturing establishments in Boston with a total of 55,780 workers. During each of the two-year survey intervals (1977-1979, 1979-1981, 1981-1983) both the number of firms and employees declined at a rate of 4.5% and 2% per annum respectively.

Boston's net loss of 347 firms occurred as establishments made specific business decisions. To facilitate the analysis of these decisions, all establishments listed in the BMU were placed in eight different categories of change in the observation years 1979, 1981 and 1983. These "components of change" categories are:

1. Continuous operations at the same location with increased number of employees.
2. Continuous operations at the same location with decreased workforce.
3. Continuous operations at the same location with the same number of workers.
4. Moved within Boston (either within a neighborhood, or from one neighborhood to another).
5. Moved to Boston from outside Boston.
6. Started up in Boston.
7. Discontinued operations in Boston.
8. Moved from Boston to another area.

Table 3 displays the components of change for each of the observation periods. The following three sections detail the changes which occurred during each of the two year periods:

##### 1977-1979

The period 1977-1979 was the most stable of the BMU's three survey intervals; the City's total number of firms and employment decreased at a rate of 2.5% and 1.4% respectively. During this period, 97% of the firms which operated in 1977 remained at their same location in 1979; these firms employed 98.7% of Boston's 1979 manufacturing workers. Of these 1,198 firms, 50% retained their 1977 level of employment and 25% each either expanded or contracted their workforces. The average size of firms which increased their workforces was 84 persons, while those which reduced or kept constant their workforces were 54 and 20 persons respectively.



TABLE 3

COMPONENTS OF TOTAL CHANGE IN BOSTON MANUFACTURING FIRMS  
1979 - 1981 - 1983

1977 Total Firms: 1,298 Total Employees: 55,780

<u>1979</u>		<u>1981</u>		<u>1983</u>	
Total Firms:	1,233	Total Firms:	1,132	Total Firms:	951
Employees:	54,272	Employees:	51,914	Employees:	48,602
Firms continuing operations within same neighborhood with employment		Firms continuing operations within same neighborhood with employment		Firms continuing operations within same neighborhood with employment	
Up	Firms: 294 Empl : 24,825	Up	Firms: 355 Empl : 20,127	Up	Firms: 263 Empl : 25,175
Down	Firms: 311 Empl : 16,737	Down	Firms: 171 Empl : 12,295	Down	Firms: 253 Empl : 13,681
Same	Firms: 593 Empl : 12,014	Same	Firms: 498 Empl : 16,286	Same	Firms: 376 Empl : 8,247
Move within Boston 1979		Move within Boston 1981		Move within Boston 1983	
Firms: 6		Firms: 59		Firms: 38	
Empl : 154		Empl : 2,034		Empl : 973	
Start-up 1979		Start-up 1981		Start-up 1983	
Firms: 25		Firms: 39		Firms: 21	
Empl : 518		Empl : 634		Empl : 526	
Move to Boston 1979		Move to Boston 1981		Move to Boston 1983	
Firms: 4		Firms: 10		Firms: --	
Empl : 24		Empl : 538		Empl : --	
Move from Boston 1979		Move from Boston 1981		Move from Boston 1983	
Firms: (18)		Firms: (53)		Firms: (80)	
Empl : (577)		Empl : (1,858)		Empl : (2,426)	
Out of Business 1979		Out of Business 1981		Out of Business 1983	
Firms: (76)		Firms: (97)		Firms: (122)	
Empl : (1,651)		Empl : (2,101)		Empl : (2,711)	

Source: Boston Manufacturing Universe/83





The decline in employment between 1977 and 1979 resulted primarily from 94 firms with 2,228 workers which went out of business or moved from Boston. These losses were partially offset by 29 new firms in Boston with 542 workers.

#### 1979-1981

Between 1979 and 1981, 90% of the firms in Boston remained at their 1979 location. Further, the number of firms and employees declined at a rate of 4.1% and 2.2% per year respectively. These declines were primarily the result of firms' outmigration and business closures causing a net employment loss of 2,358.

During this period, the number of firms which expanded workforces (355) over 1979 was greater than that of the previous period. The average firm size of 57 workers was smaller, hence these expanding firms had a smaller impact on aggregate employment. The average size of those firms decreasing employment was 72 jobs and these firms accounted for 17% of firms continuing operations at their 1979 locations. Again, 50% of the firms with continuing operations retained all of their workers. In this period, the 59 firms which moved within Boston had a greater effect upon the neighborhood distribution of manufacturing employment (see Section VI).

#### 1981-1983

The most current period, 1981-1983, registered the greatest employment decline, again resulting from the increasing number of business closures and outmigrating firms--a total of 202 firms with 5,137 workers. The reasons given by the departing firms are discussed in Appendix A. This decline was marginally offset by 21 start-up firms but, according to BMU update research, no firms moved to Boston. The number of firms and manufacturing employees during the 1981-1983 period declined at respective rates of 8% and 3.19% per annum, well in excess of long-term rates of change.

In 1983, 892 firms with 47,103 employees continued operations at their 1981 locations. These firms accounted for 88% of the 1983 total number of firms.

Of the firms that continued operation at their 1981 location, 30% increased their workforces; the average size of these firms was 96 workers. These firms represented 52% of total 1983 employment and it appears that the larger firms increasing their workforces helped to partially offset further manufacturing employment decline.

#### Outmigration - 1977-1983

Between 1977 and 1983, 151 firms with 4,861 workers moved outside of Boston. The BMU contains a record of the new locations of 79 of these firms. All but 12 of these firms (92%) moved to communities within a twenty-mile radius of Boston, and all but five firms (97%) remained within Massachusetts. The cities/communities which received the greatest number of Boston's outmigrating



firms were Somerville (9 firms), Needham (5), Norwood and Randolph (4 each), and Malden, Newton, Everett, Waltham, Chelsea and Quincy (3 each).

Over the entire six-year period, those firms which moved from Boston employed an average of 33 persons, firms which went out of business employed 21 persons and the average new firms were small, employing less than 20 workers.



## V. SIZE OF MANUFACTURING FIRMS

The firms in Boston with 150 or more employees are a major factor in the level of Boston's manufacturing employment. Although relatively stable from 1979 - 1983, the closing of several large firms since 1983 has create some problem.

In 1983, 53% of the total workforce was employed in the 57 firms employing 150 or more workers (see Table 10). Over half of these large firms were in the food products, apparel, printing and publishing, and electrical equipment industries. The largest firms include two major newspapers, two large publishing houses, one meat packing company, a maker of dairy products, a confectionery, a bakery for a major grocery chain, a razor manufacturer, a maker of controlling devices and a maker of electronic computing equipment.

During the 1977-1983 period, 60% of the firms in the 150+ size class remained in this size class (see Table 5). Twenty-four firms either decreased their workforces or ceased operations in Boston over the period, but 19 increased their workforces to 150+ (seven firms that did not operate in Boston in 1977 operated in the 150+ employee size class in 1983).

Table 5 details the size class shifts of Boston's manufacturing firms. The first column denotes those firms in 1983 which had zero employees as the result of business closures and outmigration (a total of 446 firms). The first row denotes firms which had zero employees in 1977 and by 1983 were operating in different size classes; these are start-ups or firms that moved to Boston. The remainder of the table reads as follows: 266 firms remained in the 1-9 size class over the 1977-1983 period, while 43 firms with 1-9 employees in 1977 advanced to the 10-19 employee class by 1983.

The relative stability of the large firms is also evident because the number of firms in this group declined by 9% (compared to 27% for the total) and employment declined by 9% (compared to 13% for the total). These firms accounted for only 2.4% of the 446 which ceased operations over the 1977-1983 period.

Despite the marked influence of Boston's large firms, the majority of manufacturing firms in Boston are small. In 1977, 62% of Boston's manufacturing establishments employed fewer than 20 workers and accounted for 12% of total manufacturing employment (see Table 4). By 1983, 58% of the total number of firms employed fewer than 20 workers and accounted for 10% of total employment. This change in the composition of firms' size classes resulted primarily from the volatile business nature of small firms. This is suggested by the fact that 66% of the total firms which either ceased operations or moved from Boston (446 firms) employed fewer than 20 workers, while 51% of the firms (99 in total) which began operations in Boston were in this size class.

In 1983, fourteen of the nineteen manufacturing industries in Boston had at least 50% of the sectors' firms employing fewer than 20 workers. The percentage of firms in the 1-19 employment size class is somewhat higher for



the furniture and fixtures (76%), chemicals (71%), printing and publishing (65%), and instrument products (65%) sectors than for electrical equipment (49%), food (50%), and apparel (41%) industries. Thirty-eight percent of the food industry firms employed 20-99 workers, while the apparel industry had 46% of its firms in this employment size category.

The size class which has shown the greatest number of growing firms is the 50-99 employee group. Over the 1977-1983 period, 19% of the firms operating in 1977 had advanced to higher size classes by 1983. Also, with the exception of the largest and smallest firms, this size class experienced the smallest net loss of firms.





TABLE 4  
MANUFACTURING ESTABLISHMENTS BY EMPLOYMENT SIZE CLASS IN BOSTON  
1977 - 1983

Employment Size Class	Establishments				Employment			
	1977		1983		1977		1983	
	Number	%	Number	%	Number	%	Number	%
1 - 9	519	40%	340	36%	2,729	5%	1,178	4%
10 - 19	282	22%	209	22%	3,920	7%	2,726	6%
20 - 49	278	21%	200	21%	8,452	15%	6,340	13%
50 - 99	124	9%	100	10%	8,520	15%	6,805	14%
100 - 149	33	3%	45	5%	3,721	7%	4,961	10%
150 - 249	29	2%	24	3%	5,207	9%	4,317	9%
250 +	33	3%	33	3%	23,211	42%	21,675	44%
TOTAL	1,298	100%	951	100%	55,760	100%	48,602	100%
	=====	=====	=====	=====	=====	=====	=====	=====

Source: Boston Manufacturing Universe/83



TABLE 5  
EMPLOYMENT SIZE CLASS SHIFTS FOR  
BOSTON'S MANUFACTURING ESTABLISHMENTS  
1977 - 1983

		<u>Size Class 1983 in Employment</u>							
<u>Size Class</u> <u>1977</u>	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	<u>1977</u> <u>Total</u>
Zero	15	37	14	18	6	2	3	4	99
1-9	195	266	43	12	2	1			519
10-19	99	26	118	35	3	1			282
20-49	83	9	30	123	27	4	2		278
50-99	33	2	4	10	51	18	5	1	124
100-149	10				6	13	3	1	33
150-249	8			2	5	3	8	3	29
250+	<u>3</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>3</u>	<u>3</u>	<u>24</u>	<u>33</u>
									<u>1,298</u> =====
1983 Total	446 ===	340 ===	209 ===	200 ===	100 ===	45 ==	24 ==	33 ==	951 ===

Source: Boston Manufacturing Universe/83



TABLE 6

EMPLOYMENT SIZE CLASS SHIFTS OF BOSTON'S MANUFACTURING FIRMS  
1977-1983

<u>Employment Size Class in 1977</u>	<u>% Firms out of business or moved from City by 1983</u>	<u>% Firms in smaller size class in 1983</u>	<u>% Firms in same size class in 1983</u>	<u>% Firms in larger size class in 1983</u>	<u>Total</u>
1-9	38%	0	51%	11%	100%
10-19	35%	9%	42%	14%	100%
20-49	30%	14%	44%	12%	100%
50-99	27%	13%	41%	19%	100%
100-149	30%	18%	40%	12%	100%
150-249	28%	34%	28%	10%	100%
250+	9%	18%	73%	0	100%

Source: Boston Manufacturing Universe/83.



## VI. INDUSTRY TRENDS BY SECTOR AND COMPONENTS OF CHANGE

Nineteen manufacturing industries (SIC 20,22-39) are represented in Boston (see Table 7). Over the 1977-1983 period, thirteen of these industries suffered employment losses. The greatest losses were experienced by the non-electrical machinery (-1,918 jobs), apparel (-1,748), food products (-1,659), printing and publishing (-1,115) and fabricated metals (-549) industries, and the nine remaining industries experienced reductions of fewer than 500 workers each. In 1983, these thirteen industries comprised 83% (40,127 workers) of Boston's total manufacturing employment, compared to 88% in 1977. In total, these industries experienced an 18% employment reduction over the 1977-1983 period.

Nationally, while the majority of these industries suffered employment losses over the 1974-1982 period, the non-electrical machinery and printing and publishing industries actually expanded (U.S. Industrial Outlook, 1984).

Five industries which enjoyed employment gains in Boston over the six-year period were electrical equipment (+861 jobs), instrument products (+469), rubber/plastics (+262), stone/clay/glass (+149), and miscellaneous manufacturing (+149). In total, these five industries increased their combined workforces by 29%.

On a national scale, while electrical equipment and instrument products achieved high employment, growth there is a divergence amongst the remaining industries: rubber/plastics, stone/clay/glass, and miscellaneous manufacturing all experienced decline between 1974 and 1982. Chemicals and non-electrical machinery, which declined in Boston, expanded nationwide (U.S.I.O., 1984).

The high-tech industries in Boston comprise the electrical equipment (SIC 36), instrument products (SIC 38), drugs (SIC 283, a sub-sector of the chemical industry), office computing equipment (SIC 357, a sub-sector of non-electrical machines), and ordnances (SIC 348, a subsector of fabricated metals).<sup>\*</sup> In 1977, 87 firms with 6,555 persons were in the high-tech category. By 1983, 74 firms remained but with a larger workforce of 6,999 workers; therefore, 444 jobs were added for a 7% employment increase.

For each of the thirteen industries which experienced total declines over 1977-1983, all declined in both 1977-1979 and 1981-1983 yet in 1979-1981 five of these industries' employment increased at least marginally. Between 1979 and 1981, the printing and publishing industry expanded by 350 workers and primary metals and chemicals expanded by 100 workers. Of the five expanding industries, only stone/clay/glass experienced losses during both the 1977-1979 and 1979-1981 periods.

<sup>\*</sup>For a complete description of these high-tech industrial classifications and other 3- and 4-digit industrial classifications refer to the STANDARD INDUSTRIAL CLASSIFICATION MANUAL published by the Executive Office of the President, Office of Management and Budget.





Although the BMU observation period is somewhat short (six years), trends have become evident: continued decline in several of Boston's largest industries (food, apparel, fabricated metals, and transportation equipment) and continued growth in the high-tech industries with the exception of office accounting and computing equipment. Announced expansions and business closures in 1984 tend to support the expected continuation of these trends.

The following analysis will present the changes in Boston's largest and growth industries (see Tables 9 and 10). Appendix B contains tables displaying the employment size class shifts for the firms of the larger industries analyzed in this section.

While this analysis focuses on change in employment figures it should be noted that several industries which suffered employment losses actually increasing output due to new technology and other measures to increase productivity.

### FOOD AND KINDRED PRODUCTS

In 1983, 6,676 workers were employed at Boston's 107 food preparation facilities. The eight largest firms (150+ workers) employed 3,071 persons or 58% of the total food industry workforce. The food industry is dominated by meat and fish processing companies, a dairy products company, a large bakery, and two sugar products companies.

Over the period 1977-1983, the number of firms declined by 26 (-20%) and 1,659 jobs (-20%) were lost (see Table 7). Nationally, since 1972, employment in the food industry has been declining at a rate of about .6% annually; however, over this same period output has gradually increased.

In 1977, 12 firms employed 150+ employees, yet in 1983 only 8 remained in this class and 1,436 jobs (or 87% of the net employment decline) were lost in this size category. It becomes evident that the activities of these few large firms have had a marked effect upon the health of the industry.

Over the period 1977-1983, 36 firms which ceased operation or moved from Boston had employed 1,607 persons, while 10 firms employing 603 workers started operations for a net loss of 1,004 workers.

Aggregate employment, measured as net gains minus net losses, declined the greatest during the 1979-1981 period (-1,297 jobs) yet decline occurred in each period. In each of the two-year periods, at least two large firms ceased operations or moved from the City. These include a bakery, a meat packing company, a health food firm, and a liquor distiller.

The 1981-1983 period was one of relative stability where only 200 jobs were lost, yet the food products sector has already registered further decline; in 1984, two large firms in Boston employing 1,215 went out of business.



## APPAREL

One hundred and thirty-nine apparel manufacturers employed 6,408 workers in 1983. Over the period 1977-1983, 1,748 jobs were lost. This 22% decline was the second in magnitude to that of non-electrical machinery. Also over these years the complexion of the industry has changed; traditionally the majority of apparel firms employed a small number of workers. In 1977 the average firm size was 37 workers, yet in 1983 the average size was 46. This is the result of many small firms going out of business. Employment in this industrial sector declined in each of the three survey periods, with the greatest losses between 1979-1981.

Over the period 1981-1983, 92 apparel firms totalling of 2,728 workers moved from Boston or ceased operations; of these firms, 91 had fewer than 100 employees and the average firm size was 30 employees. Forty-four of these firms and their 1266 employees had operated in the Chinatown area (zip: 02111) which had been affected by the Tufts/New England Medical Center expansion and the pressures for additional office space in Central Boston. Despite this sizeable loss, EDIC/Boston has helped several of the Chinatown apparel firms to relocate in other areas of Central and South Boston. Thirty-five firms employing approximately 2000 workers have sought assistance from EDIC/Boston. While many firms have moved to other areas of the City many others have been aided by the renovation and utilization of the Boston Army Base located in South Boston, near Chinatown (Boston Tomorrow: Issues of Development).

Throughout the nation, the apparel industry is suffering from a highly competitive market. Output has increased but the industry has been forced to reduce employment and operate with fewer and larger firms in an effort to be more efficient.

## PRINTING AND PUBLISHING

Printing and Publishing, Boston's largest industry with 260 firms and 12,116 employees, showed signs of both growth and decline between 1977 and 1983. Growth occurred only between 1979 and 1981 and hence a 8% decline in employment (-1,115 workers) occurred over the 1977-1983 period. The overall decline resulted from the contraction of the industry's 14 largest firms and also from the net employment loss due to outmigration and business closures in 1977-1979 and 1981-1983.

As was shown in Table 4, the number of Printing and Publishing firms contracted by 19%, yet the 8% decline in employment suggests a trend toward fewer, larger firms in the industry. This is in direct conflict with the national trend toward smaller firms; nearly 80% of all firms have fewer than 20 employees (U.S.I.O., 1984). From Table 8, we see that in 1983, 25 firms were in the size class 100+ employees, while in 1977 there were only 18. In 1977, 283 firms had between 1 and 49, employees while in 1983 only 216 were in this size class.

Between 1977 and 1979, 19 small firms with 143 workers either moved from Boston or ceased operations, while eight firms with 158 persons started operations or



moved to Boston. It follows that the net employment decline of 1,125 persons resulted from the contraction of the eight largest firms by 1,394 workers; this was somewhat offset by the strength of the mid-size printing and publishing firms.

Between 1979 and 1981, 26 small to mid-sized firms employing 328 workers either ceased operations or moved from Boston, including a lithograph company with 210 persons, which moved to Westwood. This total loss of 537 workers was partially offset by a gravure printing company with 245 workers, which moved to Boston, as well as nine small firms which started up in Boston and employed 150 workers. The net increase in employment over this period can be attributed to the demonstrated strength of the large firms in adding 537 employees.

The 14 largest printing and publishing firms continued to increase their workforces to 6,736 in 1983, i.e., 127 workers were added. These firms comprised 56% of the industrial sector's employment. The net decline resulted from the outmigration of 16 firms with 483 persons, especially two book publishers with 250 employees and a letterpress printing company with 93 employees.

#### FABRICATED METALS

With 60 firms and 4,532 workers in 1983, the fabricated metals industry (which consists of firms engaged in the production of such items as metal cans, tinware, hand tools, metal forgings and non-electrical heating apparatus) was Boston's fourth largest industry group. Over the period 1977-1983, the largest firms (100+) maintained stable workforces, while the smaller firms accounted for the greatest number of lost jobs. In 1977, the average firm employed 56 workers, yet in 1983 the average increased to 75. Since 1977, firms with fewer than 100 workers accounted for all the firms which moved out or ceased operations and many of these firms also shifted to lower employment size classes (See Table B-4). Over the period 1977-1983, the average size of the firms which moved from Boston or ceased operations was 19 workers; this average is small relative to the average for all of Boston's manufacturing industries. A total of 34 firms and 654 employees were lost.

#### NON-ELECTRICAL MACHINERY

In 1983, the non-electrical machinery industry which consists of firms engaged in the production of machines powered by built-in or detachable motors such as tractors, turbines and power shovels (the category does not include household appliances) was the fifth largest of Boston's manufacturing sectors. Included in this industry group is the sub-group, office computing and accounting machines, considered to be a high-tech industry yet not necessarily considered a high-growth industry.

From 1977 to 1983, non-electrical machinery lost the greatest number of jobs of any single industry (-1,914 workers or -38%). This decline is primarily attributable to the contraction of the industry's three largest firms accounting for 1,100 jobs lost, as well as business closures and



outmigrations. The office computing equipment sector in 1977 had three firms and 2,150 workers, yet by 1983, 2 firms with 1,286 persons remained; this represents an employment decline of 40% (-864 jobs).

Table A-5 shows that only seven firms advanced from their 1977 employment size class to a larger class by 1983. While 10 firms contracted into smaller employment size classes, in total, another 33 ceased operations or moved from Boston.

### ELECTRICAL EQUIPMENT

During 1977-1983, the electrical equipment industry enjoyed the greatest employment growth of any manufacturing industry in Boston, 861 jobs were added for a 39% increase. Employment grew during each of the two year periods. This growth is the result of the strong performance by the industry's large firms.

In 1977, large firms (150+ employees) numbered four with a total of 1,250 workers. By 1983, eight firms were in the large-size group and employed 2,190 persons, representing a net increase of 905 workers. Between 1979-1981, three firms began operations in Boston and by 1983 they employed 250 or more employees.

Among the industry's eight largest firms, five expanded their workforces; these firms are engaged in the manufacture of electronic components, electrical industrial machinery or household appliances. The three remaining large firms contracted employment; these firms manufacture current-carrying devices, electrical equipment for internal combustion engines or switchgear.

### TRANSPORTATION EQUIPMENT

Boston's transportation industry has been dominated by ship repair companies and engine parts manufacturers.

Transportation equipment traditionally has been a strong industry despite there being only two large companies. In 1977, six firms employed 883 persons for an industry average firm size of 147 workers. In 1983 the average was reduced to 120 workers per firm; five firms employed 513 persons.

Over the period 1977-1983 the industry experienced both decline and growth. Between 1977 and 1979, employment increased by 361, due to dramatic employment increases by three ship repair firms. A subsequent decline in transportation equipment resulted from two large ship builders that ceasing operations in Boston, totalling 999 workers. Industry stability has been maintained by the stable smaller engine parts manufacturers and a single ship repair corporation that started operations in Boston between 1981 and 1983.





## INSTRUMENT PRODUCTS

Along with electrical machinery, the instrument products sector is considered a high-tech, high-growth industry which also enjoyed substantial employment gains (+29%) over the 1977-1983 period. Instrument products in Boston was dominated by a single large manufacturer of measuring and controlling devices that enjoyed nearly 100% employment growth during 1977-1983. In contrast, 65% of the 26 firms in this industry in 1983 employed fewer than 20 persons; these firms are principally engaged in the manufacturing of medical or dental instruments and orthopedic and optical supplies.

From 1977 to 1983, 14 firms with 192 persons ceased operations and three firms with 102 persons moved from Boston. The majority of these firms employed fewer than 10 employees except a laboratory equipment firm which moved from Boston between 1977 and 1979 and an optical supplies manufacturer with 145 workers which ceased operations.

## RUBBER/PLASTICS

The Rubber and Plastics Industry's 24 firms and 1,259 workers in 1983 account for only 3% of total manufacturing firms and employees in Boston, yet its 26% employment growth over the 1977-1983 period is note worthy. The industry's increased employment level has resulted from expansion by its two largest firms. A fabricated rubber products company with 160 workers in 1983 increased its workforce by 357% over its 1977 level, and a manufacturer of athletic footwear with 500 workers in 1983 enjoyed a 100% workforce increase over its 1977 level. Both of these firms are located in the Allston/Brighton area.

## STONE/CLAY/GLASS

This industry's employment increased by 147 persons (135%) between 1977 and 1983, going from 22 firms employing 423 workers to 17 firms with 570 employees. This increase can be attributed to two large firms which employed a total of 350 workers in 1983: a concrete company expanded its workforce by 122%, and a plaster manufacturer expanded employment by 30% between 1977 and 1983.



# Map of Boston Neighborhoods

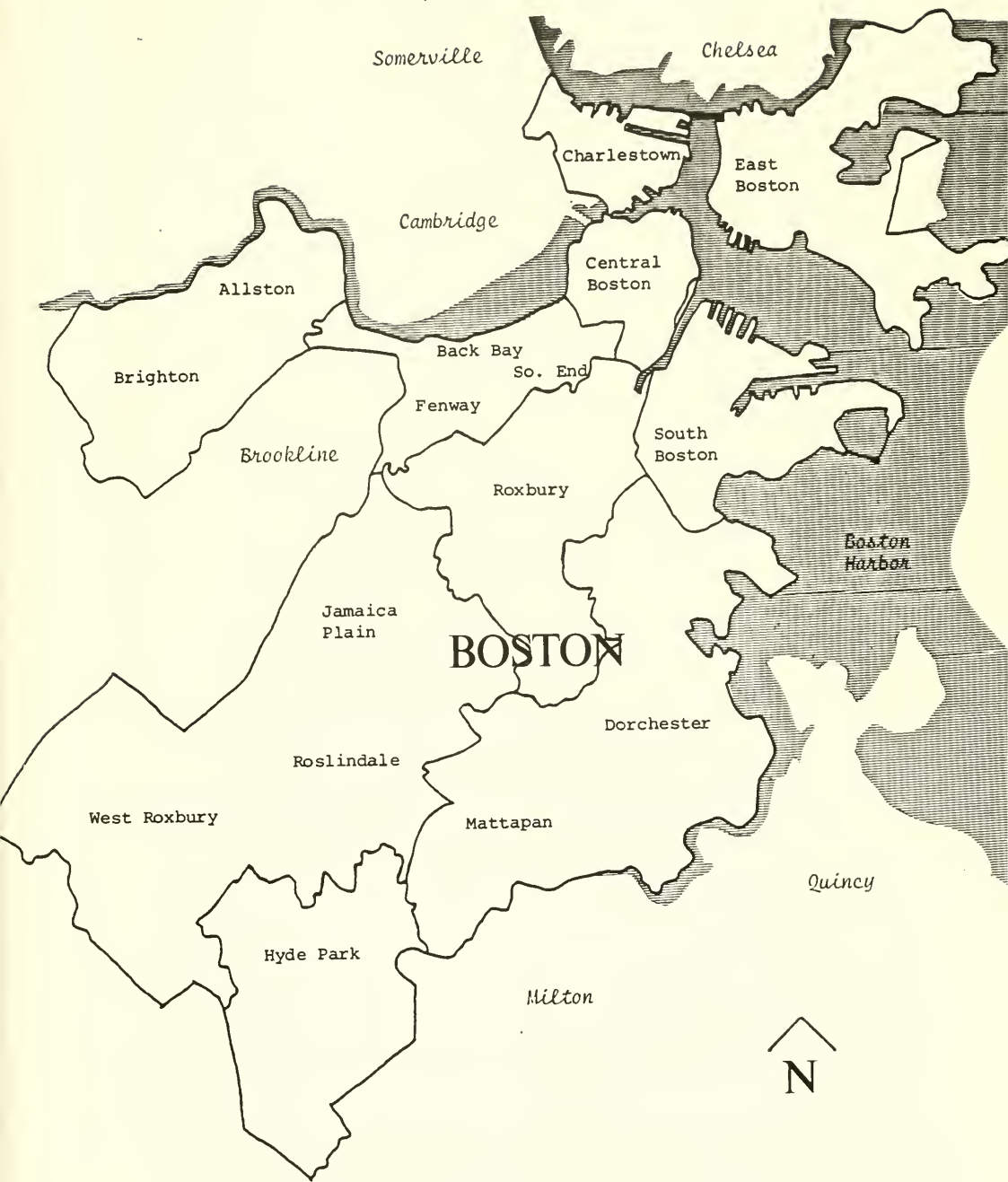




TABLE 2

CHANGE IN NUMBER OF BOSTON MANUFACTURING ESTABLISHMENTS  
AND JOBS BY INDUSTRY, 1927--1929--1981--1983

SIC	Industry	1927		1929		1981		1983		% Change 27-83	
		Estab.	Jobs	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs
20	Food Products	133	8,335	131	8,189	123	6,892	107	6,676	-20%	-20%
22	Textiles	28	595	24	559	21	590	15	460	-46%	-23%
23	Apparel	220	8,156	201	7,944	172	6,858	139	6,408	-37%	-21%
24	Wood	17	531	15	435	14	419	13	294	-24%	-45%
25	Furniture	57	1,139	54	1,114	51	987	40	756	-30%	-34%
26	Paper Products	32	1,107	32	1,195	33	1,204	26	1,088	-10%	-2%
27	Printing/Publishing	323	13,231	311	12,106	297	12,466	260	12,116	-19%	-8%
28	Chemicals	42	2,697	41	2,369	39	2,476	32	2,379	-24%	-12%
29	Petroleum	1	12	1	12	1	16	1	12	--	--
30	Rubber/Plastics	32	997	31	1,032	28	1,223	24	1,259	-25%	+26%
31	Leather	37	1,487	35	1,317	30	1,089	23	1,005	-38%	-32%
32	Stone/Clay/Glass	22	423	20	384	18	366	17	570	-23%	+35%
33	Primary Metals	18	864	18	704	17	911	15	731	-17%	-15%
34	Fabricated Metals	90	5,081	85	4,887	73	4,790	60	4,532	-33%	-11%
35	Machinery	88	5,087	80	4,862	75	4,212	57	3,169	-35%	-38%
36	Electrical Equip.	44	2,195	47	2,528	47	2,990	41	3,056	-7%	+3%
37	Transportation Equip.	6	883	5	1,244	5	738	5	513	-17%	-42%
38	Instruments	33	1,591	29	1,749	29	1,933	26	2,060	-21%	+2%
39	Miscellaneous	25	1,662	23	1,692	52	1,754	50	1,518	-33%	+11%
	TOTAL	1,298	55,780	1,233	54,272	1,132	51,914	951	48,602	-27%	-13%

Source: Boston Manufacturing Universe/83



TABLE A  
SIZE OF MANUFACTURING ESTABLISHMENTS  
BY INDUSTRY IN BOSTON, 1983

SIC Industry	1-19		20-49		50-99		100+		TOTAL	
	Firms	Jobs	Firms	Jobs	Firms	Jobs	Firms	Jobs	Firms	Jobs
20 Food Products	53	495	26	800	15	1,010	13	4,371	107	6,676
22 Textiles	8	76	5	184	--	--	2	200	15	460
23 Apparel	57	492	41	1,412	24	1,833	17	2,671	139	6,408
24 Wood	10	69	1	25	--	--	2	200	13	294
25 Furniture	26	208	12	373	1	75	1	100	40	756
26 Paper Products	12	106	5	139	6	354	3	489	26	1,088
27 Printing/Publishing	162	1,208	54	1,662	19	1,267	25	8,019	260	12,116
28 Chemicals	23	210	4	110	1	65	4	1,994	32	2,379
29 Petroleum	1	12	--	--	--	--	--	--	1	12
30 Rubber/Plastics	9	87	9	267	4	245	2	660	24	1,259
31 Leather	15	165	3	115	2	125	3	600	23	1,005
32 Stone/Clay/Glass	13	94	--	--	2	126	2	350	17	570
33 Primary Metals	8	82	3	110	2	163	2	376	15	731
34 Fabricated Metals	38	325	11	373	7	433	4	3,401	60	4,532
35 Machinery	35	268	10	322	5	352	7	2,227	57	3,169
36 Electrical Equip.	20	171	7	223	4	247	10	2,415	41	3,056
37 Transportation Equip.	1	8	1	30	1	55	2	420	5	513
38 Instruments	17	105	5	155	2	140	2	1,660	26	2,060
39 Miscellaneous	41	323	3	80	5	315	1	800	50	1,518
TOTAL	549	4,504	200	6,340	100	6,805	102	30,953	951	48,602

Source: Boston Manufacturing Universe/83





TABLE 9

## COMPONENTS OF CHANGE FOR SELECTED BOSTON INDUSTRIES

1977 - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
<u>IC 20 FOOD PRODUCTS</u>								
total	133	8,335	123	8,189	123	6,892	107	6,676
Continuous Operations:								
Up:			23	2,692	34	2,143	40	2,859
Down:			25	2,566	20	2,156	28	2,181
Same:			79	2,792	57	2,252	36	1,513
move to Boston			--	--	--	--	--	--
move Within Boston			--	--	8	236	1	20
start-up			4	139	4	105	2	103
move from Boston			( 1)	(102)	( 4)	(105)	( 5)	(173)
out of Business			( 5)	(447)	(6)	(230)	(13)	(441)
<u>IC 23 APPAREL</u>								
total	220	8,156	201	7,941	172	6,858	139	6,408
Continuous Operations:								
Up:			61	3,927	45	1,847	39	2,662
Down:			46	1,789	26	906	35	1,441
Same:			89	2,134	90	3,749	50	1,520
move to Boston			1	12	1	9	--	--
move Within Boston			2	22	6	261	12	681
start-up			2	60	6	86	3	104
move from Boston			--	--	(10)	(491)	(11)	(476)
out of Business			(22)	(618)	(25)	(639)	(23)	(504)

Source: Boston Manufacturing Universe/83



TABLE 9 (Cont.)

COMPONENTS OF CHANGE FOR SELECTED BOSTON INDUSTRIES1977 - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>
<u>SIC 27 PRINTING AND PUBLISHING</u>								
Total	323	13,231	312	12,106	297	12,466	260	12,116
Continuous Operations:								
Up:			77	3,630	94	5,622	76	7,177
Down:			81	5,482	43	1,638	61	3,027
Same:			146	2,836	128	4,311	112	1,852
Move to Boston			1	4	2	250	--	--
Move Within Boston			--	--	21	495	8	51
Start-up			7	154	9	150	3	9
Move from Boston			( 3)	( 33)	(10)	(322)	(16)	(483)
Out of Business			(16)	(110)	(16)	(215)	(24)	(329)
<u>SIC 30 RUBBER/PLASTIC</u>								
Total	32	997	31	1,032	28	1,223	24	1,259
Continuous Operations:								
Up:			6	572	10	398	9	832
Down:			8	141	5	144	7	307
Same:			16	311	11	277	5	74
Move to Boston			--	--	--	--	--	--
Move Within Boston			--	--	1	400	2	39
Start-up			1	8	1	4	1	7
Move from Boston			(1)	(8)	( 1)	( 3)	( 2)	( 80)
Out of Business			(1)	(13)	( 3)	(22)	( 3)	(36)

Source: Boston Manufacturing Universe/83



TABLE 9 (Cont.)  
COMPONENTS OF CHANGE FOR SELECTED BOSTON INDUSTRIES  
1977 - 1979 - 1981 - 1983

	<u>1977</u>		<u>1979</u>		<u>1981</u>		<u>1983</u>	
	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>
<u>SIC 32 STONE/CLAY/GLASS</u>								
Total	22	423	20	384	18	366	17	570
Continuous Operations:								
Up:			2	168	3	137	4	476
Down:			5	31	4	137	3	36
Same:			12	182	9	69	8	45
Move to Boston			--	--	--	--	--	--
Move Within Boston			1	3	1	20	1	7
Start-up			--	--	1	3	1	6
Move from Boston			( 1)	( 10)	--	--	( 1)	( 3)
Out of Business			( 1)	( 5)	( 3)	( 9)	( 1)	( 3)
<u>SIC 34 FABRICATED METALS</u>								
Total	90	5,081	85	4,887	73	4,790	60	4,532
Continuous Operations:								
Up:			17	3,673	29	978	12	2,456
Down:			31	732	13	3,135	19	533
Same:			37	482	27	591	25	498
Move to Boston			--	--	--	--	--	--
Move Within Boston			--	--	1	15	3	39
Start-up			--	--	3	71	1	6
Move from Boston			( 1)	( 35)	( 4)	( 88)	( 6)	(122)
Out of Business			( 4)	(124)	(11)	(179)	( 8)	(106)

Source: Boston Manufacturing Universe/83



TABLE 9 (Cont.)

## COMPONENTS OF CHANGE FOR SELECTED BOSTON INDUSTRIES

1977 - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
<u>IC 35 NON-ELECTRICAL</u>								
total	88	5,087	80	4,862	75	4,212	57	3,169
continuous Operations:								
Up:			16	3,282	28	1,802	12	496
Down:			27	951	10	1,826	21	2,256
Same:			37	629	31	447	22	397
move to Boston			--	--	1	50	--	--
move Within Boston			--	--	5	87	1	18
start-up			--	--	--	--	1	2
move from Boston			( 4)	(247)	( 4)	(227)	( 5)	( 38)
out of Business			( 4)	( 40)	( 2)	( 6)	(14)	(283)
<u>IC 36 ELECTRICAL EQUIPMENT</u>								
total	44	2,195	47	2,528	47	2,990	41	3,056
continuous Operations:								
Up:			13	1,318	19	1,578	15	1,478
Down:			14	844	7	556	10	1,210
Same:			15	152	15	452	13	355
move to Boston			--	--	2	167	--	--
move Within Boston			1	105	3	127	1	7
start-up			4	109	1	110	2	6
move from Boston			--	--	( 1)	( 6)	( 5)	(171)
out of Business			( 2)	( 15)	( 2)	( 8)	( 3)	( 37)

Source: Boston Manufacturing Universe/83





TABLE 9 (Cont.)  
COMPONENTS OF CHANGE FOR SELECTED BOSTON INDUSTRIES  
1977 - 1979 - 1981 - 1983

	<u>1977</u>		<u>1979</u>		<u>1981</u>		<u>1983</u>	
	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>	<u>FIRMS</u>	<u>EMPL.</u>
<u>SIC 37 TRANSPORTATION EQUIPMENT</u>								
Total	6	883	5	1,244	5	738	5	513
Continuous Operations:								
Up:			4	1,239	--	--	3	258
Down:			1	5	--	--	1	55
Same:			--	--	2	559	--	--
Move to Boston			--	--	1	28	--	--
Move Within Boston			--	--	1	147	--	--
Start-up			--	--	1	6	1	200
Move from Boston			--	--	( 1)	( 59)	--	--
Out of Business			( 1)	( 55)	( 1)	(500)	( 1)	(499)
<u>SIC 38 INSTRUMENT PRODUCTS</u>								
Total	33	1,591	29	1,749	29	1,933	26	2,060
Continuous Operations:								
Up:			5	1,243	7	1,640	8	1,774
Down:			4	290	7	164	5	186
Same:			19	213	11	90	9	49
Move to Boston			--	--	--	--	--	--
Move Within Boston			--	--	--	--	2	12
Start-up			1	3	4	39	2	39
Move from Boston			( 2)	( 80)	--	--	( 1)	( 22)
Out of Business			( 3)	( 23)	( 4)	(155)	( 2)	( 14)

Source: Boston Manufacturing Universe/83



KEY FOR NUMBERS  
ON INVENTORY LIST

TABLE 10

LARGE FIRMS BY INDUSTRY IN BOSTON (150+ EMPLOYEES)  
1977 - 1979 - 1981 - 1983

SIC	Industry	1977		1979		1981		1983		% Change Emp. 77-83
		Estab.	Jobs	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs	
20	Food Products	12	5,307	10	5,064	10	4,110	8	3,871	-27%
22	Textiles	--	--	--	--	--	--	--	--	--
23	Apparel	10	1,940	8	1,762	6	1,289	7	1,584	-18%
24	Wood	1	250	1	250	1	200	--	--	--
25	Furniture	1	150	1	205	--	--	--	--	--
26	Paper Products	1	300	2	490	2	505	1	269	-10%
27	Printing/Publishing	12	7,466	12	6,072	14	6,609	14	6,736	-10%
28	Chemicals	3	2,080	4	1,935	4	1,987	3	1,884	-9%
29	Petroleum	--	--	--	--	--	--	--	--	--
30	Rubber/Plastics	1	250	1	325	2	575	2	660	+164%
31	Leather	2	800	1	500	1	300	2	500	-37%
32	Stone/Clay/Glass	--	--	--	--	--	--	2	230	--
33	Primary Metals	3	505	1	175	3	580	1	230	-54%
34	Fabricated Metals	1	2,960	2	3,200	3	3,223	2	3,166	+54%
35	Machinery	5	3,230	4	3,250	4	2,640	3	1,702	-45%
36	Electrical Equip.	4	1,205	4	1,308	6	1,742	8	2,190	+82%
37	Transportation Equip.	2	700	3	1,179	1	499	2	420	-40%
38	Instruments	3	1,125	3	1,100	2	1,550	1	1,550	+38%
39	Miscellaneous	1	150	1	400	1	635	1	800	+1433%
TOTAL		62	28,418	56	27,215	60	26,444	57	25,992	-9%

Sources: Boston Manufacturing Universe/83



TABLE 11

COMPONENTS OF CHANGE OF ESTABLISHMENTS  
WITH 150+ EMPLOYEES BY INDUSTRY  
1977 - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	ESTS	EMPL.	ESTS	EMPL.	ESTS	EMPL.	ESTS	EMPL.
<b>SIC 20. FOOD PRODUCTS</b>								
Total	12	5,307	10	5,064	10	4,110	8	3,871
Continuous Operations with 150+ Employees:			9	4,884	9	3,960	6	3,515
Continuous Operations size increased to 150+			1	180	1	150	3	275
Continuous Operations below 150 Employees			1	75				
Move to Boston			--	--	--	--	--	--
Start-up			--	--	--	--	--	--
Move from Boston			--	--	( 1 )	(180)	--	--
Out of Business			--	--	--	--	( 1 )	(200)
<b>SIC 23. APPAREL</b>								
Total	10	1,940	8	1,762	6	1,289	7	1,584
Continuous Operations with 150+ Employees:			8	1,762	6	1,289	5	1,191
Continuous Operations size increased to 150+			--	--	--	--	2	403
Continuous Operations below 150 Employees			2	220	1	75	1	130
Move to Boston			--	--	--	--	--	--
Start-up			--	--	--	--	--	--
Move from Boston			--	--	( 1 )	(249)	--	--
Out of Business			--	--	--	--	--	--



TABLE 11 (Cont.)

COMPONENTS OF CHANGE OF ESTABLISHMENTS  
WITH 150+ EMPLOYEES BY INDUSTRY  
1977-1979-1981-1983

	1977		1979		1981		1983	
	ESTS	EMPL.	ESTS	EMPL.	ESTS	EMPL.	ESTS	EMPL.
<b>SIC 27 PRINTING/PUBLISHING</b>								
Total	12	7,466	12	6,072	14	6,609	14	6,736
Continuous Operations with 150+ Employees:			12	6,072	10	5,884	13	6,571
Continuous Operations size increased to 150+	--	--	--	--	3	505	1	165
Continuous Operations below 150 Employees	--	--	--	--	1	120	1	141
Move to Boston	--	--	--	--	1	245	--	--
Start-up	--	--	--	--	--	--	--	--
Move from Boston	--	--	--	--	( 1 )	(210)	--	--
Out of Business	--	--	--	--	--	--	--	--

## ALL OTHER INDUSTRIES (EXCEPT SICs 22, 29, &amp; 32\*)

Total	28	13,705	26	14,317	30	14,436	28	13,801
Continuous Operations with 150+ Employees:			20	12,992	22	13,129	21	12,481
Continuous Operations size increased to 150+	6	1,325	7	1,187	7	1,187	6	1,120
Continuous Operations below 150 Employees	7	945	3	372	3	372	7	743
Move to Boston	--	--	1	150	--	--	--	--
Start-up	--	--	--	--	--	--	1	200
Move from Boston	( 1 )	(200)	--	--	--	--	( 1 )	(180)
Out of Business	--	--	--	--	( 1 )	(500)	( 1 )	(499)

\*No firms with 150+ employees in SICs 22, 29 and 32.





## VII. NEIGHBORHOOD DISTRIBUTION OF MANUFACTURING EMPLOYMENT IN BOSTON

The analysis in this section is based upon the division of the City into ten neighborhood areas (see Appendix E). In 1983 four of the neighborhood areas supported at least 10% of the manufacturing firms: South Boston (24%), Central Boston (21%), Roxbury (15%), and Back Bay/Fenway/South End (10%). Because these four areas have a small average firm size, their percentages of total employment in the City differs from their share of firms, South Boston (22%), Central Boston (11%), Roxbury (9%), and Back Bay/Fenway/South End (11%). The neighborhoods with the highest average firm size are those dominated by large firms: Charlestown, East Boston, Allston/Brighton and Dorchester/Mattapan.

Over the 1977-1983 period, only East Boston enjoyed a net employment gain due to the expansion of many of its largest firms. The largest losses of employees occurred in Roxbury, Central Boston, and Back Bay/Fenway/South End (see Table 11) where large firms contracted and many small firms ceased operations. Each area's percentage share of total employment changed during this period; those areas dominated by large firms increased their share by 1%-2% (i.e., East Boston, Charlestown, Allston/Brighton, Dorchester/Mattapan), while the areas with a predominance of small firms experienced a percentage decline (i.e., Hyde Park, Roxbury, Back Bay/South End/Fenway). Central Boston and the Jamaica Plain/Roslindale/West Roxbury maintained a constant percentage share of total manufacturing employees.

The following presentation allows one to draw conclusions concerning the health of each area's manufacturing sector. Tables 12 and 13 detail the industrial composition of each neighborhood in 1983, and Table 14 displays the components of change over the 1977-1983 period which has led to the 1983 composition.

### SOUTH BOSTON

Long the traditional location of manufacturing industries, South Boston continues with a stable and substantial share of both firms and employment. South Boston's 223 firms and 10,608 employees in 1983 represent the greatest percentage of firms (24%) and workers (22%) in Boston. The ten firms in South Boston with 150+ workers employed 4,900 persons (see Table 16). This is the greatest concentration of large firms in the City.

South Boston's largest industries include fabricated metals (72% of the industry in Boston, including one metal fabricating company alone accounting for 65%), electrical machinery (26%), apparel (26%), printing and publishing (17%), and food products (15%).

The average firm's size in South Boston is 41 workers, below Boston's average of 51. Small firms (1-19 employees) comprise 37% of South Boston's firms, yet the large firms dominate several industries: three printing and publishing firms employ 665 workers, two firms in electrical machinery employ 605 workers, as well as the aforementioned single firm in fabricated metals.



Between 1977 and 1981, South Boston lost 998 manufacturing jobs (9%). This net employment decline resulted primarily from 37 firms with 1,482 workers which moved from Boston and 56 firms with 735 workers which ceased operations. While the majority of these firms were small to mid-sized, seven had 100 or more employees. Two publishers with 330 workers, as well as one printer with 100 jobs moved from Boston. One poultry company with 120 workers and a ship builder with 500 persons ceased operations. Between 1979 and 1983, 13 firms with 239 workers moved to another Boston neighborhood. Ten South Boston firms moved within South Boston to EDIC/Boston's Boston Marine Industrial Park.

These losses were somewhat offset by 25 firms with 359 workers that started operation in South Boston or moved to South Boston from outside Boston. Twenty-nine firms with 938 workers moved to South Boston from other City neighborhoods.

### CENTRAL BOSTON

Once vying with South Boston as the City's leading manufacturing location, by 1983 Central Boston had slipped to a clear second. In 1983 Central Boston contained 21% of Boston's manufacturing firms and 17% of the City's manufacturing employment. The vast majority of firms (65%) in Central Boston are engaged in apparel manufacturing and printing and publishing. Most of these firms were small (average size of these firms was 35 workers), yet a single book publisher accounted for 29% of Central Boston's printing and publishing sector employment. Large companies also dominated Central Boston's other large industrial sectors: a fish processing company and a bakery accounted for 83% of Central Boston food industry employees, and a single controlling device manufacturer employed nearly all of the instrument products employment.

Between 1977 and 1983, a net decline of 1,515 jobs was registered in Central Boston's manufacturing sector. This loss is second in magnitude only to Roxbury's employment decline. A total of 94 firms with 2,708 workers either moved from Boston or ceased operations over the six-year period (see Table 16). These firms which ceased operation in Central Boston were primarily mid-sized apparel firms from the Chinatown area. The two largest firms contributing to this decline were a box manufacturer with 100 workers and an offset printer with 130 workers. Both moved from Boston between 1981-1983. Central Boston also experienced the greatest loss of any neighborhood as the result of 25 firms with 670 workers which moved to other Boston areas; most of these were apparel firms. EDIC/Boston has helped to relocate 17 of these manufacturing firms in other areas of the City of Boston.

Central Boston's large number of outmigrating firms and business closures were offset partially by the expansion of large firms. Three hundred and twenty-two jobs were added by small start-up companies and 281 jobs were added by small firms moving to Central Boston from other Boston neighborhoods; the majority of these firms were printers or publishers.

The eight large firms operating in Central Boston in 1983 had experienced a 41% increase in employment over the 1977-1983 period, and 62% of the 1,197 increase



in jobs was attributed to the expansion of a single instrument products firm and an electrical equipment company which began in 1979 with 75 workers and expanded its workforce by 25% by 1983.

#### DORCHESTER/MATTAPAN

Dorchester and Mattapan's 76 manufacturing firms with 6,207 employees in 1983 constitute the third largest concentration of manufacturing jobs in the City. With an average firm size of 81 employees, it is second only to Charlestown's firm average of 139 workers. Dorchester and Mattapan contain ten printing and publishing firms with 3,190 workers, exceeding that of South or Central Boston. Included in the printing and publishing sector is a daily newspaper comprising 20% of the industry total, and also three printers employing 615 workers. One meat packing company which employed 600 workers accounted for 71% of the food industry in this neighborhood, and one switch gear manufacturer comprised 77% of the area's electrical machinery employment.

Over the 1977-1981 period employment declined, yet then reversed and increased between 1981 and 1983. The loss registered in 1979 resulted primarily from business contractions. However, a greater loss experienced between 1979 and 1981 was attributable in large part to a single apparel firm with 249 workers which moved from Boston and 16 small to mid-sized firms which ceased operations in Boston. Further decline also stemmed from a printer with 245 persons which moved from Boston. Increased employment during 1981 to 1983 resulted from the expansion of a few of Dorchester/Mattapan's large firms, especially the large newspaper publisher which increased its workforce by 500 jobs.

#### BACK BAY/FENWAY/SOUTH END

In 1983, this area's 97 firms and 5,382 employees were dominated by five firms with 150 or more persons in the printing and publishing and chemical industries. Fifty-seven percent of the printing and publishing sector workers in this area were employed by two large newspaper publishers, one large book publisher, and a large printing company for 1,800 jobs in total. A single chemical company employed nearly all of the area's chemical workers. A household appliance manufacturer with 250 workers in the South End area dominated the electrical equipment sector.

The Back Bay/Fenway/South End area experienced net loss of 1,112 jobs over the 1977-1983 period, with the greatest loss occurring between 1977 and 1979. This decline was due primarily to large firms contracting their workforces and the outmigration and closure of several small firms, primarily printers. A net employment increase between 1979 and 1981 resulted when the large firms re-hired workers as well as 13 firms which started operations in the area. Between 1981 and 1983, a net employment decline resulted as a single publisher decreased its workforce by 150 workers and by the continued outmigration of small firms.





## ROXBURY

In 1983 Roxbury's 139 firms and 4,423 employees comprised 9% of Boston's total manufacturing employment. Food products (16% of Boston's employment total in this industry), apparel (9%), chemicals (22%), leather (44%) and electrical machinery (17%) made up 71% of Roxbury's total manufacturing employment. Although Roxbury had the second smallest average firm size at 32 workers, five large firms with 1,438 employees (see Table 14) dominated these industries: one drug firm employed nearly all of the chemical industry employees, one shoe manufacturer employed most of Roxbury's leather workers, a single meat packer employed 10% of the food industry workers, and one electrical apparatus firm employed 58% of Roxbury's electrical equipment sector.

Over the 1977-1983 period, Roxbury's employment declined by the greatest amount of any neighborhood, a loss of 1,944 workers. Most of this decline can be attributed to the performance of the area's large firms. Of the seven firms in 1977 with 150+ employees only four remained in this larger class in 1983; one provisions company with 200 workers, one distiller with 320 workers and a furniture maker with 150 persons in 1977 had ceased operations by 1983. The remaining large firms all had decreased their workforces over the six-year period, with the exception of an electrical apparatus company which started operations in Roxbury in 1977 and increased its workforce by 268%.

The remainder of Roxbury's employment decline resulted from the outmigration and business closure of mid-sized food companies and apparel manufacturers. Eleven firms with 307 workers moved from Roxbury to other Boston neighborhoods. In total, Roxbury lost 50 firms and 1,549 workers, yet gained 39 firms and 776 workers as companies moved to Roxbury from other Boston neighborhoods. The vast extent of job loss occurred between 1981-1983 and the firms ceasing operations in Roxbury were accompanied by a general employment contraction of existing firms.

## ALLSTON/BRIGHTON

In 1983, forty-one percent of workers in Allston/Brighton were employed by high-tech manufacturing companies. The majority of these persons were employed by three firms with 150+ workers, an electronic computing machine manufacturer, a current carrying device maker and an electronics components maker employing a total of 1,751 persons. The printing and publishing and rubber/plastic sectors in Allston/Brighton were dominated by large firms; in 1983, an athletic shoe manufacturer and a fabricated rubber products maker employed nearly all of the rubber/plastics sector in Allston/Brighton and a commercial printer employed 46% of this area's printing and publishing sector.

Over the 1977-1983 period Allston/Brighton lost 382 jobs. Occurring primarily between 1979 and 1981, the loss resulted from the contraction of existing firms. Over the six-year period, 30 firms with 731 workers moved from Boston or ceased operations. These firms were primarily small to mid-sized with the exception of a bakery for a large supermarket chain with 200 workers and a beverage bottler with 102 workers which ceased operations and moved from





Boston, respectively, between 1977 and 1979. This loss in Allston/Brighton was partially offset by two firms with 499 workers that moved to this area from other Boston neighborhoods and four firms with 154 workers that started operations.

#### CHARLESTOWN

Charlestown's 33 firms and 3,301 manufacturing employees in 1983 were dominated by six large firms with 2,715 workers (64%). The majority of these firms were food manufacturers: two sugar refiners, one candy maker, and one dairy company for a total of 2,415 workers and representing 36% of Boston's total food industry employees. The remaining two large firms were a plaster company and a dress maker with 150 persons each.

Over the 1977-1983 period employment remained relatively stable, as only 247 jobs were lost through the contraction of the largest firms. Fourteen small firms with 130 workers ceased operations or moved from Boston over the six-year period, yet these losses were more than offset by four firms with 239 workers that moved to Charlestown from other neighborhoods, including a dress maker with 150 persons.

Charlestown's manufacturing sector will register substantial decline as the result of the closure of two large food manufacturers in 1984, which together recorded a total of 1,215 workers in 1983.

#### HYDE PARK

Hyde Park's 37 manufacturing firms and 1,769 workers were concentrated in industries with a sizeable percentage of Boston's sectoral totals: paper products (26%), primary metals (34%), non-electrical machinery (16%).

Employment in Hyde Park remained stable during 1977-1981, yet declined substantially between 1981 and 1983. The majority of this decline resulted from the contraction of large firms, especially an industrial fan/blower maker which eliminated 320 jobs. Over the 1977-1983 period, 13 small-sized firms with 250 workers ceased operations or moved from Boston.

#### EAST BOSTON

In 1983, East Boston's 41 firms and 2,654 employees were dominated by the apparel industry (43% of East Boston's total employed and 19% of Boston's total apparel employment) and a single tablewear manufacturer which employed 28% of East Boston's total manufacturing employment. Three apparel firms employed 915 workers, and a ship building/repair firm employed 200 workers in East Boston in 1983.

East Boston was the only neighborhood which enjoyed a net employment gain over the 1977-1983 period. Employment grew steadily during each of the two-year periods, and primarily resulted from strong growth by the large firms with 150+ employees. The four large firms which operated in 1983 experienced a 175%



growth over their 1977 employment levels. Two large firms which operated in 1977, a chewing gum maker and a shipyard, ceased operations; these two firms had a combined employment of 550 in 1977. A shipyard with 200 persons began operations in 1983.

#### JAMAICA PLAIN/ROSLINDALE/WEST ROXBURY

This area's 37 firms with 1,769 workers in 1983 comprised mostly small firms; the average firm size of 27 workers was the smallest in the City. Employment was concentrated in the printing and publishing and non-electrical machinery industries which contain the area's two large firms: a lithographer with 186 workers in Jamaica Plain and a service industry machine manufacturer with 166 workers in West Roxbury.

The majority of this area's net employment decline of 484 jobs occurred between 1977 and 1979. During these two years, five small firms ceased operations, and a vacuum cleaner manufacturer with 200 persons moved from Boston. The remainder of the six-year period saw 15 small firms with 56 employees cease operations or move from Boston as well as an optical manufacturer with 145 workers which moved from Boston between 1979 and 1981. In 1977, five large firms operated in this area and by 1983 only two of these large firms still remained in that class but with reduced workforces. Two large firms moved from Boston and a primary metal firm decreased its employment level to become a mid-sized firm.



TABLE 12

**MANUFACTURING EMPLOYMENT AND ESTABLISHMENTS IN BOSTON  
BY NEIGHBORHOOD  
WITH PERCENTAGE OF TOTAL BOSTON EMPLOYMENT**

	1977		1979		1981		1983	
	Estms.	Empl.	Estms.	Empl.	Estms.	Empl.	Estms.	Empl.
Neighborhood								
Central Boston	330	9,939	299	10,140	268	9,844	203	8,424
South Boston	276	11,606	284	12,064	263	11,028	223	10,608
Allston/Brighton	86	4,656	77	4,538	68	4,247	61	4,274
Charlestown	33	3,548	31	3,314	27	2,936	24	3,301
East Boston	51	2,143	47	2,366	44	2,724	41	2,854
Back Bay/Fenway								
South End	136	6,494	120	5,469	113	5,616	97	5,382
Roxbury	171	6,367	165	5,997	164	5,751	139	4,423
Dorchester/Mattapan	104	6,802	101	6,517	89	5,956	76	6,207
Jamaica Plain/ Roslindale/W. Roxbury	66	1,844	64	1,453	55	1,424	50	1,360
Hyde Park	45	2,381	45	2,314	41	2,384	32	1,762
TOTAL	1,298	55,780	1,233	54,272	1,132	51,914	951	48,602

Source: Boston Manufacturing Universe/83



TABLE 13

CHANGE IN MANUFACTURING EMPLOYMENT WITH PERCENTAGE OF  
TOTAL BOSTON EMPLOYMENT BY NEIGHBORHOOD OF BOSTON  
1977-1983

	1977 EMP	% of Total	1983 EMP	% of Total	Change 77-83	% Change 77-83
Central Boston	9,939	17%	8,424	17%	-1,515	-15%
South Boston	11,606	21%	10,608	22%	-998	-9%
Allston/Brighton	4,656	8%	4,274	9%	-382	-8%
Charlestown	3,548	6%	3,301	7%	-247	-7%
East Boston	2,143	4%	2,854	6%	711	33%
Back Bay/Fenway/South End	6,494	12%	5,382	11%	-1,112	-17%
Roxbury	6,367	12%	4,423	9%	-1,944	-31%
Dorchester/Mattapan	6,802	12%	6,207	13%	-595	-9%
Jamaica Plain/Roslindale/ West Roxbury	1,844	3%	1,360	3%	-484	-26%
Hyde Park	-2,381	-4%	-1,262	-3%	-1,119	-26%
TOTAL	55,780	100%	48,602	100%	-7,178	-12%

Source: Boston Manufacturing Universe/83





TABLE 14

DISTRIBUTION OF JOBS IN BOSTON'S NEIGHBORHOODS BY INDUSTRY, 1983

SIC	Central Boston	Allston/ Brighton	Back Bay/ South End/ Fenway	Charlestown	Dorchester/ Mattapan	East Boston	Hyde Park	Jamaica Plain/ Roslindale/ W. Roxbury	Roxbury	South Boston	Total
20	837	258	--	2,425	843	90	80	52	1,104	987	6,676
22	218	25	--	40	--	--	--	--	35	142	460
23	2,104	193	179	157	190	1,245	51	94	551	1,644	6,408
24	13	6	12	--	--	7	25	16	105	110	294
25	138	--	17	1	132	54	20	91	155	148	756
26	189	--	4	220	185	--	232	--	70	138	1,088
27	2,174	541	3,157	128	3,190	77	209	436	132	2,072	12,116
28	344	70	1,111	17	24	7	29	131	512	134	2,379
29	--	--	--	--	--	--	12	--	--	--	12
30	9	680	6	15	80	100	--	37	158	174	1,259
31	65	100	--	--	54	50	--	--	442	294	1,005
32	203	76	70	158	18	--	--	14	6	25	570
33	--	--	--	--	289	5	250	92	30	65	731
34	105	204	49	72	198	95	242	45	229	3,293	4,532
35	9	1,499	105	61	387	13	514	276	124	181	3,169
36	314	519	313	7	513	9	44	18	515	804	3,056
37	--	--	55	--	--	200	--	--	30	228	513
38	1,586	56	165	--	86	--	--	45	116	6	2,060
39	116	47	132	--	18	902	11	13	102	163	1,518
TOTAL	8,424	4,274	5,382	3,301	6,207	2,854	1,769	1,360	4,423	10,068	48,602

Source: Boston Manufacturing Universe/83



TABLE 15

DISTRIBUTION OF FIRMS IN BOSTON'S NEIGHBORHOODS BY INDUSTRY, 1983

SIC	Central Boston			Back Bay South End/ Edgewater		Charlestown	Dorchester/ Mattapan		East Boston		Hyde Park		Jamaica Plain/ Roslindale/ W. Roxbury		Roxbury	South Boston		Total
	Boston	Boston	Boston	South End/ Edgewater	Charlestown		Dorchester/ Mattapan	Boston	Hyde Park	W. Roxbury	Roxbury	Boston						
20	8	5	--	--	5	12	3	2	5	37	30	107						
22	5	2	--	--	1	--	--	--	--	1	6	15						
23	61	7	5	5	2	5	11	3	5	16	24	139						
24	2	1	1	1	--	--	1	1	2	2	3	13						
25	7	--	1	1	1	3	3	1	6	11	7	40						
26	3	--	1	1	3	3	--	3	--	4	9	26						
27	70	11	57	3	3	10	7	5	11	13	73	260						
28	4	3	3	3	1	2	1	4	3	3	8	32						
29	--	--	--	--	--	--	--	1	--	--	--	1						
30	1	3	1	1	1	2	2	--	1	5	8	24						
31	6	1	--	--	--	2	1	--	--	7	6	23						
32	2	1	4	4	3	2	--	--	1	1	3	17						
33	--	--	--	--	--	5	1	2	1	3	3	15						
34	6	5	1	1	1	10	3	6	3	10	15	60						
35	3	10	1	1	2	11	2	6	6	4	12	57						
36	4	6	6	6	1	4	1	2	2	10	5	41						
37	--	--	1	1	--	--	1	--	--	1	2	5						
38	6	3	9	9	--	3	--	--	2	2	2	26						
39	15	3	6	6	--	2	4	1	2	2	8	50						
TOTAL	203	61	97	24	76	41	37	50	139	223	951							

Source: Boston Manufacturing Universe/83



TABLE 16

## COMPONENTS OF CHANGE FOR MANUFACTURING INDUSTRIES

BY NEIGHBORHOOD - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
DESIRABLE POSITION								
Total	330	9,939	299	10,140	268	9,844	203	8,424
Continuous Operations:								
Up:			70	4,592	65	4,572	47	4,703
Down:			52	2,166	35	897	50	1,333
Same:			169	3,197	152	4,025	93	2,167
Move to Boston			--	--	1	150	--	--
Move within Boston			1	3	8	128	9	153
Start-up			7	182	7	72	4	68
Move to another neighborhood			( 2)	(10)	(10)	(148)	(13)	(512)
Move from Boston			( 3)	( 54)	(10)	(296)	(17)	(807)
Out of Business			(29)	(587)	(15)	(409)	(30)	(555)
UNDESIRABLE POSITION								
Total	86	4,656	77	4,638	68	4,247	61	4,274
Continuous Operations:								
Up:			28	3,562	26	1,366	20	1,898
Down:			18	643	15	1,904	15	1,819
Same:			31	433	24	428	20	435
Move to Boston			--	--	--	--	--	--
Move within Boston			--	--	2	499	3	18
Start-up			--	--	1	50	3	104
Move to another neighborhood			--	--	( 2)	(136)	( 1)	( 22)
Move from Boston			( 4)	(165)	( 4)	( 37)	( 9)	(195)
Out of Business			( 5)	(268)	( 4)	( 34)	( 4)	( 32)

Source: Boston Manufacturing Universe/83



TABLE 16 (Cont.)

## COMPONENTS OF CHANGE FOR MANUFACTURING INDUSTRIES

BY NEIGHBORHOOD - 1979 - 1981 - 1983

	1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
ROXBURY						
Total	171	6,367	165	5,997	164	5,751
Continuous Operations:						
Up:			41	2,289	39	1,490
Down:			38	2,160	28	1,269
Same:			78	1,383	76	2,443
Move to Boston			--	--	1	28
Move within Boston			4	46	14	443
Start-up			4	119	6	78
Move to another neighborhood			( 2)	( 18)	( 5)	( 117)
Move from Boston			( 1)	( 10)	( 5)	( 142)
Out of Business			( 8)	( 356)	( 9)	( 113)
SOUTH-BOSTON						
Total	276	11,606	284	12,064	263	11,028
Continuous Operations:						
Up:			69	7,560	95	3,234
Down:			97	2,256	44	4,726
Same:			106	2,060	92	2,292
Move to Boston			4	24	1	9
Move within Boston			--	--	22	601
Start-up			8	164	9	166
Move to another neighborhood			--	--	( 6)	( 160)
Move from Boston			( 3)	( 21)	( 10)	( 650)
Out of Business			( 6)	( 30)	( 24)	( 628)
					( 26)	( 681)

Source: Boston Manufacturing Universe/83





TABLE 16. (Cont.)

## COMPONENTS OF CHANGE FOR MANUFACTURING INDUSTRIES

BY NEIGHBORHOOD - 1979 - 1981 - 1983

	1977		1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
<b>BACK-BAY-EENHAY</b>								
<b>SOUTH-END</b>								
Total	136	6,494	120	5,469	113	5,616	97	5,382
Continuous Operations:								
Up:			28	1,007	31	2,283	25	2,752
Down:			24	2,790	15	1,070	20	1,740
Same:			67	1,656	54	1,914	45	774
Move to Boston			--	--	2	22	--	--
Move within Boston			--	--	3	133	2	11
Start-up			1	16	8	194	5	105
Move to another neighborhood			--	--	( 8)	( 93)	( 3)	( 16)
Move from Boston			( 5)	(118)	( 6)	(220)	( 5)	(104)
Out of Business			(12)	( 90)	( 6)	( 39)	(15)	(106)
<b>CHARLESTOWN</b>								
Total	33	3,548	31	3,314	27	2,936	24	3,301
Continuous Operations:								
Up:			5	398	7	1,122	10	1,709
Down:			9	1,612	3	752	4	959
Same:			17	1,304	12	948	8	476
Move to Boston			--	--	1	24	--	--
Move within Boston			--	--	2	82	2	157
Start-up			--	--	2	8	--	--
Move to another neighborhood			( 1)	(37)	--	--	--	--
Move from Boston			--	--	( 6)	( 37)	( 4)	( 58)
Out of Business			( 1)	( 9)	( 3)	( 26)	--	--

Source: Boston Manufacturing Universe/83



TABLE 16 (Cont'd)  
COMPONENTS OF CHANGE FOR MANUFACTURING INDUSTRIES  
BY NEIGHBORHOOD - 1972 - 1981 - 1983

	1972		1972		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
<b>LOWESTIER/OUTLETT</b>								
Total	104	6,802	101	6,517	89	5,956	76	6,207
Continuous Operations:								
Up:			23	2,351	37	2,185	17	3,608
Down:			32	3,508	13	1,044	24	1,812
Same:			45	533	29	2,332	31	706
move to Boston			--	--	1	245	--	--
move within Boston			1	105	7	138	3	75
Start-up			--	--	2	12	1	6
move to another neighborhood			--	--	(2)	(25)	(1)	(16)
move from Boston			--	--	(8)	(336)	(2)	(75)
Out of Business			(5)	(125)	(9)	(148)	(14)	(128)
<b>COOL BOSTON</b>								
Total	51	2,143	47	2,366	44	2,724	41	2,854
Continuous Operations:								
Up:			14	1,691	11	923	14	1,820
Down:			6	293	6	254	14	275
Same:			25	312	27	1,547	11	509
move to Boston			--	--	--	--	--	--
move within Boston			1	50	--	--	1	50
Start-up			1	20	--	--	1	200
move to another neighborhood			(1)	(19)	(2)	(183)	(2)	(50)
move from Boston			--	--	--	--	--	--
Out of Business			(5)	(93)	(3)	(81)	(3)	(516)

Source: Boston Manufacturing Universe/83



TABLE 16. (Cont.)

## COMPONENTS OF CHANGE FOR MANUFACTURING INDUSTRIES

BY NEIGHBORHOOD - 1979 - 1981 - 1983

	1979		1979		1981		1983	
	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.	FIRMS	EMPL.
HYDE PARK								
Total	45	2,381	45	2,314	41	2,388	37	1,769
Continuous Operations:								
Up:			8	998	24	1,895	7	227
Down:			18	728	4	244	15	1,333
Same:			18	577	11	190	11	159
Move to Boston			--	--	2	59	--	--
Move within Boston			--	--	--	--	3	48
Start-up			1	11	--	--	1	2
Move to another neighborhood			(1)	(45)	(1)	(30)	(1)	(4)
Move from Boston			--	--	(2)	(97)	(4)	(75)
Out of Business			(2)	(27)	(1)	(7)	(4)	(44)
JAMAICA PLAIN/ROSLINDALE								
WEST ROXBURY								
Total	66	1,844	64	1,453	55	1,424	50	1,360
Continuous Operations:								
Up:			8	327	20	1,053	11	395
Down:			18	581	8	135	13	648
Same:			36	539	21	167	25	302
Move to Boston			--	--	1	1	--	--
Move within Boston			--	--	1	10	--	--
Start-up			2	6	4	58	1	15
Move to another neighborhood			--	--	(2)	(70)	(1)	(20)
Move from Boston			(2)	(209)	(2)	(55)	(1)	(13)
Out of Business			(5)	(56)	(9)	(173)	(3)	(10)

Source: Boston Manufacturing Universe/83



TABLE 12

LOCATION OF LARGE MANUFACTURING ESTABLISHMENTS (150+ EMPLOYEES)  
IN BOSTON, 1977 - 1979 - 1981 - 1983

Neighborhood	1977		1979		1981		1983	
	Firms	Empl	Firms	Empl	Firms	Empl	Firms	Empl
Central Boston	7	2,875	7	3,198	10	3,971	8	4,072
South Boston	13	5,590	12	5,930	8	4,598	10	4,900
Allston/Brighton	4	2,650	3	2,723	5	2,540	6	2,436
Charlestown	5	2,965	5	2,680	5	2,320	6	2,715
East Boston	4	960	4	1,329	4	1,1634	5	1,875
Back Bay/Fenway								
South End	5	4,024	5	3,148	4	3,100	6	3,150
Roxbury	7	2,345	5	1,913	6	1,706	5	1,438
Dorchester/Mattapan	8	4,702	8	4,389	9	4,135	6	4,115
Jamaica Plain/ Roslindale/W. Roxbury	5	955	3	525	4	805	2	352
Hyde Park	4	1,362	4	1,380	5	1,635	3	939
TOTAL	62	28,428	56	27,215	60	26,444	57	25,992

SOURCE: Boston Manufacturing Universe/83





## APPENDIX A

### SURVEY RESULTS OF FIRMS WHICH MOVED FROM BOSTON DURING THE PERIOD 1977-1983

The Boston Manufacturing Universe contains a record of 69 manufacturing firms which operated in Boston at some time during the period 1977-1981 and also during the period relocated outside the City limits. Forty-seven of these firms were subsequently located and sent a survey attempting to ascertain the contributing factors which led to these firms' relocation. Thirteen firms (or 28%) responded.

While a firm's decision to move cannot be attributed to a single reason, the firms' responses to a series of sixteen a priori factors posed in the survey generally represent the firms reasoning for leaving the City. Each of the respondents ranked the importance of the suggested factors in their relocation decision on a scale of one to five. The analysis of these findings is based upon an average of these responses as well as the frequency of individuals assigning a ranking of highest importance (a ranking of five) to a certain factor.

Of the thirteen firms responding, all but three considered staying in Boston, and two expressed a great desire to continue operations within the City's limits. Accompanying this finding, 12 of the 13 firms were not aware of EDIC's services prior to their relocation.

The sample of firms comprised a wide variety of industries: three non-electrical machinery firms, two firms each from the food, printing and publishing and miscellaneous manufacturing industries, one firm from each of the apparel, chemical, fabricated metals and electrical industries; a total of three of these firms are from high-technology industries. Ten of these firms moved to suburban communities while three remained in the urban areas surrounding Boston, i.e., Quincy and Cambridge. Seven of the thirteen firms have moved from Boston since 1980, while the remaining firms' departures were concentrated between 1977 and 1979.

The results were classified by their average ranked level of importance: the most important factors (an average ranking above 3.5 based on rankings of 1 to 5), factors of secondary importance (average between 3.0 and 3.49), factors of lesser importance (average between 2.5 and 2.99), and least important factors (average between 2.0 and 2.49). Within the categories listed below, the surveyed factors are ordered by their relative importance to each other, i.e., the first has the highest average while the last has the lowest.



### Most Important Factors

1. City congestion, e.g. parking and loading difficulties
2. High property taxes
3. High development and leasing costs
4. Unavailability of appropriate property to lease

For each of the above surveyed factors, at least 11 of the 13 responding firms considered these factors to be pertinent in their relocation decision. These factors maintained the highest concentration of responses which assigned these a rank of highest importance.

### Factors of Secondary Importance

5. City government's attitude toward business
6. Unavailability of appropriate site to purchase
7. Preference for suburban environment
8. Labor force availability

For each of these factors, most of the firms considered these to be of low importance, yet because a few firms assigned a great weight to these factors the average ranking was between 3.0 and 3.49.

The City government's attitude toward business was considered of highest importance in four firms' relocation decision and of high importance for one firm.

### Factors of Lesser Importance

9. Crime
10. Transportation access for employees and goods

For these two factors, the responses of the surveyed firms cannot be generalized. Six firms considered crime to be of highest importance in their relocation decision while the remaining seven firms considered crime to be of no or low importance. Four firms considered access to be of highest importance.

### Least Important Factors

11. Proximity to suppliers or customers
12. Labor force wage rate
13. City services
14. Financing terms
15. Cost of utilities

In general the above factors were assigned a ranking of low importance by the responding firms; the majority of the firms did not consider these factors as viable reasons for the decision to relocate. For each factor, only one or two firms bolstered the average by considering these factors of greatest importance.



APPENDIX B: EMPLOYMENT SIZE CLASS  
SHIFTS FOR SELECTED INDUSTRIES

TABLE B-1

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S FOOD INDUSTRY 1977 - 1983

<u>Size Class</u> <u>1977</u>	<u>1983 EMPLOYMENT SIZE CLASS</u>								<u>1977</u> <u>Total</u>
	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	
Zero	1	3	2	1	1	1	1		10
1-9	11	16	6	3	1				37
10-19	6	3	18	9					36
20-49	8	1	4	11	4				28
50-99	3			2	8	1	1		15
100-149	3					2			5
150-249	3				1				4
250+	<u>1</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>6</u>	<u>8</u>
									<u>133</u> ===
1983 Total	36 ==	23 ==	30 ==	26 ==	15 ==	5 ==	2 ==	6 ==	107 ===

Source: Boston Manufacturing Universe/83



TABLE B-2

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S APPAREL INDUSTRY 1977 - 1983

<u>Size Class</u> <u>1977</u>	<u>1983 EMPLOYMENT SIZE CLASS</u>								<u>1977</u> <u>Total</u>
	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	
Zero		1	3	6	1		1		12
1-9	23	27	3						53
10-19	26	3	17	7	1	1			55
20-49	26		2	25	6				59
50-99	16	1	1	2	12	5	1		38
100-149					4	1			5
150-249	1			1		2	3	2	9
250+	—	—	—	—	—	<u>1</u>	—	—	<u>1</u> 220 ===
1983 Total	92 ==	32 ==	26 ==	41 ==	24 ==	10 ==	4 ==	2 ==	139 ===

Source: Boston Manufacturing Universe/83





TABLE B-3

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S PRINTING AND PUBLISHING INDUSTRY 1977 - 1983

1983 EMPLOYMENT SIZE CLASS

<u>Size Class</u> <u>1977</u>	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	<u>1977</u> <u>Total</u>
Zero		11	1	5	1	1		1	20
1-9	47	90	14	3					154
10-19	21	9	32	8	1				71
20-49	11	2	3	35	6	1			58
50-99	1			3	9	7	1	1	22
100-149	1				2	2	1		6
150-249	2						2		4
250+	—	—	—	—	—	<u>2</u>	<u>2</u>	<u>6</u>	8
									<u>323</u>
									===
1983 Total	84	112	50	54	19	11	6	8	260
	==	===	==	==	==	==	==	==	===

Source: Boston Manufacturing Universe/83



TABLE B-4

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S FABRICATED METALS INDUSTRY 1977 - 1983

1983 EMPLOYMENT CLASS SIZE

<u>Size Class</u> <u>1977</u>	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	<u>1977</u> <u>Total</u>
Zero	2	1		1					4
1-9	11	20	4						35
10-19	10	2	5	4					21
20-49	9	1	4	5					19
50-99	2		1	1	7				11
100-149						2	1		3
150-249									0
250+	—	—	—	—	—	—	—	<u>1</u>	<u>1</u> <u>90</u> <u>==</u>
1983 Total	<u>34</u> <u>==</u>	<u>24</u> <u>==</u>	<u>14</u> <u>==</u>	<u>11</u> <u>==</u>	<u>7</u> <u>==</u>	<u>2</u> <u>==</u>	<u>1</u> <u>==</u>	<u>1</u> <u>==</u>	<u>60</u> <u>==</u>

Source: Boston Manufacturing Universe/83



TABLE B-5

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S NON-ELECTRICAL MACHINERY PUBLISHING INDUSTRY 1977 -1983

1983 EMPLOYMENT CLASS SIZE

<u>Size Class</u> <u>1977</u>	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	<u>1977</u> <u>Total</u>
Zero		1		1					2
1-9	18	19	1		1				39
10-19	7	3	6						16
20-49	4	1	4	8					17
50-99				1	4	1			6
100-149	3					2			5
150-249	1					1	1		3
250+	—	—	—	—	—	—	—	<u>2</u>	<u>2</u> <u>88</u> <u>==</u>
1983 Total	33 ==	24 ==	11 ==	10 ==	5 ==	4 ==	1 ==	2 ==	57 ==

Source: Boston Manufacturing Universe/83



TABLE B-6

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S ELECTRICAL MACHINERY INDUSTRY 1977 - 1983

<u>Size Class</u> <u>1977</u>	<u>1983 EMPLOYMENT CLASS SIZE</u>								<u>1977</u> <u>Total</u>
	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	
Zero		3	3					3	9
1-9	6	7							13
10-19	4	1	3	1	1				10
20-49	1		3	6	1	1	1		13
50-99	2				1				3
100-149					1	1			2
150-249								1	1
250+	—	—	—	—	—	—	<u>1</u>	<u>2</u>	<u>3</u> <u>44</u> <u>==</u>
1983 Total	13 ==	11 ==	9 ==	7 ==	4 ==	2 ==	2 ==	6 ==	41 ==

Source: Boston Manufacturing Universe/83





TABLE B-7

EMPLOYMENT SIZE CLASS SHIFTS FOR ESTABLISHMENTS  
IN BOSTON'S INSTRUMENT PRODUCTS PUBLISHING INDUSTRY 1977 - 1983

1983 EMPLOYMENT CLASS SIZE

<u>Size Class</u> <u>1977</u>	<u>Zero</u>	<u>1-9</u>	<u>10-19</u>	<u>20-49</u>	<u>50-99</u>	<u>100-149</u>	<u>150-249</u>	<u>250+</u>	<u>1977</u> <u>Total</u>
Zero	1	5		1					7
1-9	9	10							19
10-19	1		1	3					5
20-49	1		1	1					3
50-99	1				1	1			3
100-149									0
150-249	1				1				2
250+	—	—	—	—	—	—	—	1	1
									33
									==
1983 Total	14	15	2	5	2	1	0	1	26
	==	==	==	==	==	==	==	==	==

Source: Boston Manufacturing Universe/83



## APPENDIX C

### METHODOLOGY FOR COMPILING AND UPDATING THE BOSTON MANUFACTURING UNIVERSE DATA FILE

The BMU is a computerized database including all of Boston's manufacturing firms that could be obtained via a comprehensive search procedure. Information regarding these firms include:

1. company name
2. company address
3. primary and secondary product lines (SIC)
4. employment levels
5. zip code location

The BMU was first compiled in 1977 and subsequently updated in 1979, 1981, and 1983. The main emphasis of the database is upon the employment level and the location changes of these firms. For each of the two-year periods, 1977-1979, 1979-1981, 1981-1983, each firm's location or employment change was classified into one of eight categories or "Components of Change". These include:

1. move to Boston
2. move from Boston
3. move within Boston
4. start-up
5. out of business
6. continuous operations, increase in employment
7. continuous operations, decrease in employment
8. continuous operations, employment same

The following summarizes the methodology utilized in the original compilation of the BMU and the subsequent updates in 1979, 1981, and 1983.



#### BMU/1977

The initial BMU file was compiled from the following data sources:

1. 1977 Massachusetts State Industrial Directory, New York: State Industrial Directories Corp., 1977
2. 1978 Directory of Massachusetts Manufacturers, Boston: George D. Hall, 1978.
3. "1977, Larger Employers in Massachusetts...", Massachusetts Department of Commerce and Development, 1978, Compiled by the Office of Economic Research and Statistics, using data supplied by the Massachusetts Division of Employment Security, ES-202 Series, 1977.

#### BMU/1979

For the 1979 update of the 1977 BMU, the following data sources were used:

1. Metropolitan District Commission (MDC) field survey of all businesses generating water pollutants, 1979.
2. 1979 Directory of Massachusetts Manufacturers, Boston: George D. Hall, 1979
3. Directory of Boston Employers, 1979-1980 Edition, Boston: EDIC/Boston, 1979, compiled from DES ES-202 Series.

#### BMU/1981

For the 1981 update of the BMU, the following sources were used:

1. Update of Metropolitan District Commission (MDC) survey of businesses generating water pollutants, 1981.
2. Boston Private Industry Council (PIC) correction to the 1979 BMU, conducted June 1981.
3. EDIC/Boston files of firms assisted through EDIC programs.
4. 1981 Directory of Massachusetts Manufacturers, Boston: G.D. Hall, 1981.
5. 1982 Massachusetts State Industrial Directory, New York: State Industrial Directories Corp., March 1982.



The collection procedure in each of these years entailed the comparison and reconciliation between the above listed sources. Major discrepancies were rectified via telephone calls for those firms with greater than 10 employees. It was confirmed in the past that the Massachusetts Division of Employment Security's (MDES) Publication ES-202 and the Metropolitan District Commission's on-site surveys were the most accurate. Unfortunately, the MDES discontinued its publications on specific firms after 1977.

#### BMU/83

The 1983 update of the BMU was completed in three stages:

1. A written survey was sent to those firms in the 1981 BMU which employed 10 or more employees: a total of 600 firms. The response rate was approximately 27% .
2. The remainder of firms in the 1981 BMU (those which did not respond to the original survey and the 500 employing fewer than 10 workers that were not sent a survey) were telephoned. Ninety-nine percent of these firms provided information concerning their product line, 1983 location and 1983 employment level.
3. Alternate sources were used to locate new firms as well as firms previously not included in the BMU; these sources included:
  - a. 1983 Directory of Massachusetts Manufacturers, Boston: G.D. Hall, 1983.
  - b. Update of Metropolitan District Commission (MDC) survey of business generating water pollutants, 1983.
  - c. The Commonwealth of Massachusetts Secretary of State's Office listing of recently incorporated firms in Boston for 1981-1983.
  - d. EDIC/Boston files of firms assisted through EDIC programs.

Each of these sources provided a number of firms that were not already included in the BMU. Each firm was telephoned to assure the inclusion of manufacturing firms and to obtain the most accurate and up to date information.





## APPENDIX D

### COMPARISON OF BMU DATA WITH MDES DATA

Tables D-1 through D-3 displays comparison of BMU data with MDES data for the observation years 1977, 1979, 1981 and 1983. The BMU data for each of the years were revised and retabulated in the 1983 procedure; subsequently, the BMU data in this report does not in all cases concur with the 1981 BMU report.

In terms of aggregate numbers of employees, the two data sources are fairly consistent; for each of the observation years, the BMU employment total exceeds the MDES total. The MDES data has consistency been 95-98% of the BMU data. Over the 1977-1983 period, both the BMU and MDES data displayed a 13% manufacturing employment decline in the City of Boston. The industry specific data comparison shows consistency over time, yet in many cases, the BMU and MDES deviate greatly.

It is not possible to know with certainty why the two data sources differ, yet many possible reasons can be suggested:

1. The MDES yearly data is based on the average of required quarterly reports, while the BMU data is based on a voluntary average derived at a single point in time. Accordingly, the BMU contains many estimates made by employees of some firms and estimates made by EDIC/Boston for firms which would not voluntarily divulge employment information.
2. The BMU does not include the employment for firms which ceased operations or moved from Boston during an observation year; for the entire year, employment is classified as zero. On the other hand, the MDES would include the quarterly data of these firms prior to the change and the yearly average employment would be higher for certain industries.
3. The BMU and the MDES classify firms into SIC's. It is possible the two sources would classify a specific firm with more than one product line into different SIC's.
4. The BMU includes corporate headquarters of manufacturing firms while the MDES does not necessarily; this perhaps explains the consistently higher BMU aggregate employment total.



TABLE D-1

Comparison of counts of manufacturing establishments and jobs by industry in 1977 from the BMU and Massachusetts Division of Employment Security (1977 Annual Average) Data.

SIC	BMU/77		MDES - 1977		BMU Minus MDES 1977		
	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs Number	% of BMU
20	133	8,335	84	7,249	84	1,086	87%
22	28	595	26	390	2	205	66%
23	220	8,156	242	8,930	- 22	- 774	109%
24	17	531	11	471	6	60	89%
25	57	1,139	48	832	9	307	73%
26	32	1,107	35	1,222	- 3	- 97	110%
27	323	13,231	341	11,701	- 18	1,530	88%
28	42	2,697	32	1,604	10	1,093	59%
29	1	12	3	238	- 2	- 226	1,983%
30	32	997	20	347	12	650	35%
31	37	1,487	38	1,629	- 1	- 142	110%
32	22	423	25	453	- 3	- 30	110%
33	18	864	18	828	--	36	96%
34	90	5,081	90	6,974	--	-1,893	137%
35	88	5,087	86	4,383	2	704	86%
36	44	2,195	41	2,149	3	46	98%
37	6	883	10	1,066	- 4	- 183	121%
38	33	1,591	51	1,704	- 18	- 113	107%
39	75	1,369	79	1,450	- 4	- 181	106%
TOTAL	1,298	55,780	1,280	53,620	18	2,160	96%
	=====	=====	=====	=====	=====	=====	=====

Sources: BMU: Boston Manufacturing Universe/1983  
MDES: Mass. Division of Employment Security



TABLE D-2

Comparison of counts of manufacturing establishments and jobs by industry in 1979 from the BMU and Massachusetts Division of Employment Security (1979 Annual Average) Data.

SIC	BMU/79		MDES - 1979		BMU Minus MDES 1979		
	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs Number % of BMU	
20	131	8,189	75	6,305	56	1,884	77%
22	24	559	25	606	- 1	- 47	108%
23	201	7,944	235	7,932	- 34	12	100%
24	15	435	22	318	- 7	117	73%
25	54	1,114	51	877	3	237	79%
26	32	1,195	30	1,146	2	49	96%
27	311	12,100	351	11,257	- 40	843	93%
28	41	2,369	30	2,148	11	221	91%
29	1	12	2	251	- 1	- 239	2,092%
30	31	1,032	22	983	9	49	95%
31	35	1,317	32	1,373	3	- 56	104%
32	20	384	19	334	1	50	87%
33	18	704	17	835	1	- 131	119%
34	85	4,887	82	7,084	3	-2,328	145%
35	80	4,862	82	4,437	- 2	425	91%
36	47	2,528	43	2,760	4	- 232	109%
37	5	1,244	9	1,360	- 4	- 116	109%
38	29	1,749	44	2,156	- 15	- 407	123%
39	73	1,642	65	1,440	8	202	88%
TOTAL	1,233	54,272	1,111	51,480	122	2,792	95%
	=====	=====	=====	=====	=====	=====	=====

Sources: BMU: Boston Manufacturing Universe/1983  
MDES: Mass. Division of Employment Security



TABLE D-3

Comparison of counts of manufacturing establishments and jobs by industry in 1981 from the BMU and Massachusetts Division of Employment Security (1981 Annual Average) Data.

SIC	BMU/81		MDES - 1981		BMU Minus MDES 1981		
	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs Number	% of BMU
20	123	6,892	66	5,075	57	1,817	74%
22	21	590	22	633	- 1	- 43	107%
23	172	6,858	204	7,545	- 32	- 697	110%
24	14	419	14	288	--	131	69%
25	51	987	44	826	7	161	94%
26	33	1,204	24	1,086	9	118	90%
27	297	12,476	341	11,818	- 44	647	95%
28	39	2,476	30	2,414	9	62	98%
29	1	16	3	231	- 2	- 153	1,444%
30	28	1,223	19	1,231	9	8	95%
31	30	1,089	29	1,145	1	- 56	105%
32	18	366	16	369	2	- 3	101%
33	17	911	15	798	2	122	88%
34	73	4,790	80	6,702	- 7	-1,912	140%
35	75	4,212	79	3,920	- 4	292	93%
36	47	2,990	38	2,133	9	857	71%
37	5	738	7	776	- 2	- 38	105%
38	29	1,933	39	2,301	- 10	- 368	119%
39	59	1,754	64	1,592	- 5	162	91%
TOTAL	1,132	51,914	1,134	50,823	- 2	1,091	98%
	=====	=====	=====	=====	=====	=====	=====

Sources: BMU: Boston Manufacturing Universe/1983  
MDES: Mass. Division of Employment Security





TABLE D-4

Comparison of counts of manufacturing establishments and jobs by industry in 1983 from the BMU and Massachusetts Division of Employment Security (1983 Annual Average) Data.

SIC	BMU/83		MDES - 1983		BMU Minus MDES 1983		
	Estab.	Jobs	Estab.	Jobs	Estab.	Jobs Number	% of BMU
20	107	6,676	60	4,931	47	1,745	74%
22	15	466	23	551	- 8	- 85	118%
23	139	6,408	173	6,746	- 34	- 338	105%
24	13	294	22	321	- 9	- 27	109%
25	40	756	37	699	3	57	92%
26	26	1,088	22	1,105	4	- 17	101%
27	260	12,116	330	11,488	- 70	628	95%
28	32	2,379	26	2,140	6	239	90%
29	1	12	2	35	- 1	- 23	34%
30	24	1,259	18	1,326	6	- 67	105%
31	23	1,005	C	C	--	--	--
32	17	570	10	407	7	163	71%
33	15	731	14	813	1	- 82	111%
34	60	4,532	63	5,952	- 3	-1,425	131%
35	57	3,169	68	2,944	- 11	225	93%
36	41	3,056	42	2,049	- 1	1,007	67%
37	5	513	7	297	- 2	- 216	58%
38	26	206	C	C	--	--	--
39	50	1,518	51	1,673	- 1	- 155	110%
TOTAL	951	48,602	1,027	46,874	- 76	1,728	96%
	=====	=====	=====	=====	=====	=====	=====

Sources: BMU: Boston Manufacturing Universe/1983

MDES: Massachusetts Division of Employment Security



APPENDIX E

DESCRIPTION OF NEIGHBORHOOD ANALYSIS AREA

<u>Area</u>	<u>Corresponding Zip Code Areas</u>
Central Boston	02108, 02109, 02110, 02111, 02113, 02114
South Boston	02127, 02210
Allston/Brighton	02134, 02135
Charlestown	02129
East Boston	02128
Back Bay/Fenway/South End	02106, 02115, 02116, 02117, 02199 02215
Roxbury	02118, 02119, 02120, 02121
Dorchester/Mattapan	02107, 02122, 02124, 02125, 02126
Jamaica Plain/Roslindale/ West Roxbury	02130, 02131, 02132
Hyde Park	02136, 02137



BOSTON MANUFACTURING UNIVERSE

85/02/11

11.47

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

22.80  
13  
840  
2800  
3640

AAA PLASTICS SUPPLY

\* 6

PRIMARY SIC CODE: 3079

ADDRESS: 314 W. SECOND STREET

ZIP CODE: 02127

314-329 Vacant.

1983 EMPLOYMENT:

20

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 28000

COMMENTS:

AAA SILK SCREENING PRINTING CO

\* 7

PRIMARY SIC CODE: 2751

ADDRESS: 825 SUMMER ST.

ZIP CODE: 02127

1983 EMPLOYMENT:

15

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

ABBOT BOX CO INC (ABBOT E.D. CO)

\* 8

PRIMARY SIC CODE: 2653

ADDRESS: 460 E STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

25

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 30000

COMMENTS:

434-450 Vacant

ACME WOODWORKING & PARTITION CO

\* 23

PRIMARY SIC CODE: 3599

ADDRESS: 132 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT:

2

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

Personnel  
Inch.

ALMONT MANUFACTURING CO INC

\* 54

PRIMARY SIC CODE: 3079

ADDRESS: 423 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT:

30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

AMERICAN NUT & CHOCOLATE CO

\* 68

PRIMARY SIC CODE: 2065

ADDRESS: 230 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT:

5

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0

COMMENTS:









BOSTON MANUFACTURING UNIVERSE

85/02/11

11.47

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

BEES MFG CO INC

# 165

PRIMARY SIC CODE: 3599

ADDRESS: 60 K STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 5 1983 SQUARE FOOTAGE: 4000

COMMENTS:

BERKELEY TYPOGRAPHERS INC

# 178

PRIMARY SIC CODE: 2791

ADDRESS: 64 C STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 22 1983 SQUARE FOOTAGE: 0

COMMENTS:

BOSTON GRATE

# 214

PRIMARY SIC CODE: 3446

ADDRESS: 202 WEST FIRST STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 15 1983 SQUARE FOOTAGE: 25000

COMMENTS:

BOSTON MOLASSES CO/INGREDIENT TECHNOLOGY

# 221

PRIMARY SIC CODE: 2061

ADDRESS: 920 EAST FIRST STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 18 1983 SQUARE FOOTAGE: 0

COMMENTS:

BOSTON TOPLIFT & CUT SOLE/BOSTON PLASTICS

# 232

PRIMARY SIC CODE: 3079

ADDRESS: 15 ELKIN

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 19 1983 SQUARE FOOTAGE: 37500

COMMENTS:

BURNES OF BOSTON DIV CHARLES D BURNES CO INC

# 256

PRIMARY SIC CODE: 2499

ADDRESS: 28 DAMREN STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 100 1983 SQUARE FOOTAGE: 50000

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

85/02/11

11.47

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
CALGRAPHICS INC

\* 272

PRIMARY SIC CODE: 2752

ADDRESS: 564 E FIRST STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 7

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

7500

COMMENTS:

-----  
CLIFLEX BELLOWS CORP

\* 317

PRIMARY SIC CODE: 3564

ADDRESS: 45 W THIRD STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 65

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

29700

COMMENTS:

-----  
COLE BROS

\* 322

PRIMARY SIC CODE: 3446

ADDRESS: 188 W SECOND STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

5000

COMMENTS:

-----  
COLE-HERSEE CO

\* 323

PRIMARY SIC CODE: 3694

ADDRESS: 20 OLD COLONY AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT: 330

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
CONDITIONED AIR PRODUCT

\* 342

PRIMARY SIC CODE: 3585

ADDRESS: 160 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT: 30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

2200

COMMENTS:

-----  
COPLEY PHARMACEUTICAL, INC

\* 359

PRIMARY SIC CODE: 2839

ADDRESS: 398 W SECOND

ZIP CODE: 02127

1983 EMPLOYMENT: 65

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

52000

COMMENTS: ALSO AT 881 E 1ST ST



BOSTON MANUFACTURING UNIVERSE

85/02/11

11.47

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

CORAN-SHOLES INDUSTRIES

# 362

PRIMARY SIC CODE: 3351

ADDRESS: 509 E SECOND STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

4

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

COURT SQUARE PRESS INC

# 368

PRIMARY SIC CODE: 2752

ADDRESS: 16 GREENBAUM STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

185 ✓

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

20000

COMMENTS:

DINN, P.J. &amp; CO.

# 426

PRIMARY SIC CODE: 2099

ADDRESS: 141 W. 2ND ST.

ZIP CODE: 02127

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

DYNAGRAF INC

# 463

PRIMARY SIC CODE: 2752

ADDRESS: 147 W FOURTH STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

65

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

28000

COMMENTS:

ELECTRONIC DEVELOPMENT CORP

# 485

PRIMARY SIC CODE: 3611

ADDRESS: 11 HAMLIN STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

35

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

14000

COMMENTS:

EXCLUSIVE RUG CO (ABBOTT WIPER SERVICE)

# 493

PRIMARY SIC CODE: 2392

ADDRESS: 249 W SECOND STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

11

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

11000

COMMENTS:









BOSTON MANUFACTURING UNIVERSE

85/02/11

11.48

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
GOVONE M J

\$ 595

PRIMARY SIC CODE: 2752

ADDRESS: 340 C STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
GRAPHIC TYPESETTING

\$ 599

PRIMARY SIC CODE: 2791

ADDRESS: 36 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT:

15

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
GREEN-FREEDMAN BAKING CO

\$ 607

PRIMARY SIC CODE: 2051

ADDRESS: 75 OLD COLONY AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT:

80

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

20000

COMMENTS:

-----  
GREENTREE PUBLISHERS INC

\$ 609

PRIMARY SIC CODE: 2771

ADDRESS: 14-16 GREENBAUM STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

40000

COMMENTS:

-----  
GUTHRIE PRINTING CO

\$ 619

PRIMARY SIC CODE: 2751

ADDRESS: 125 B STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

6

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
HAMPSHIRE BUTTON CO INC

\$ 629

PRIMARY SIC CODE: 3963

ADDRESS: 50 GOLD

ZIP CODE: 02127

1983 EMPLOYMENT:

2

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

85/02/11

11.48

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
HARRISON SPORTSWEAR CO INC  
PRIMARY SIC CODE: 2395  
ADDRESS: 135 DORCHESTER AVENUE  
ZIP CODE: 02127

\$ 641

1983 EMPLOYMENT: 49

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
HARRISON-SIMPSON CO. INC.  
PRIMARY SIC CODE: 2754  
ADDRESS: 169 A. STREET  
ZIP CODE: 02127

\$ 642

1983 EMPLOYMENT: 10

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
HART PRINTING SERV INC  
PRIMARY SIC CODE: 2751  
ADDRESS: 360 C STREET  
ZIP CODE: 02127

\$ 643

1983 EMPLOYMENT: 35

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

60000

COMMENTS:

-----  
HUB SHOE TRIM CORP HUB BINDING CO INC  
PRIMARY SIC CODE: 3131  
ADDRESS: 28 DAMREN STREET  
ZIP CODE: 02127

\$ 689

1983 EMPLOYMENT: 150

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
KEN-MARK SYNTHETICS INC  
PRIMARY SIC CODE: 2891  
ADDRESS: 122 W SEVENTH STREET  
ZIP CODE: 02127

\$ 747

1983 EMPLOYMENT: 6

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

1500

COMMENTS:

-----  
LAVIN, ROBT CO (CARLYSLE, M C & CO INC)  
PRIMARY SIC CODE: 3564  
ADDRESS: 100 W SECOND STREET  
ZIP CODE: 02127

\$ 774

1983 EMPLOYMENT: 20

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

8000

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

85/02/11

11.48

THE BMJ BY NEIGHBORHOOD, 1983 DATA ONLY

LAWTON-VERMWOOD PRESS

# 777

PRIMARY SIC CODE: 2752

ADDRESS: 116 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT: 3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

LINDBERG HEAT TREATING CO DIV LINDBERG CORP

# 801

PRIMARY SIC CODE: 3398

ADDRESS: 475 DORCHESTER AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT: 45

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0

COMMENTS:

LITHUANIAN ENCYCLOPEDIA PRESS

# 806

PRIMARY SIC CODE: 2751

ADDRESS: 663 W BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT: 1

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0

COMMENTS:

MARINE PRODUCTS CO

# 850

PRIMARY SIC CODE: 2834

ADDRESS: 333 WEST FIRST STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 7

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 20000

COMMENTS:

MARR SCAFFOLDING CO

# 853

PRIMARY SIC CODE: 2441

ADDRESS: 10 STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 200

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

MEEHAM, J.B. & SON

# 876

PRIMARY SIC CODE: 3433

ADDRESS: 3 WEST FIRST ST.

ZIP CODE: 02127

1983 EMPLOYMENT: 3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:



BOSTON MANUFACTURING UNIVERSE 85/02/11 11.48

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
METALONICS DIV KAMECKI BARYL CO INDUSTRIES \$ 885  
PRIMARY SIC CODE: 3351  
ADDRESS: 40 W 3RD STREET SO BOS  
ZIP CODE: 02127  
1983 EMPLOYMENT: 16  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
MODERN SHRINKING & REFINISHING \$ 901  
PRIMARY SIC CODE: 2231  
ADDRESS: 564 E FIRST STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 20  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 10000  
COMMENTS:

-----  
MOORE, H E CO INC \$ 910  
PRIMARY SIC CODE: 3599  
ADDRESS: 60 K STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 9  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
MULTIPRINT INC \$ 919  
PRIMARY SIC CODE: 2751  
ADDRESS: 630 E SECOND STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 31  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
MYTHEN GLASS CO(BOSTON GLASS/MIRROR) \$ 923  
PRIMARY SIC CODE: 3231  
ADDRESS: 159 OLD COLONY AVENUE  
ZIP CODE: 02127  
1983 EMPLOYMENT: 7  
CHANGE IN STATUS: MOVE WITHIN BOSTON 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
NEW ENGLAND CANVAS CO \$ 939  
PRIMARY SIC CODE: 2394  
ADDRESS: 150 W FOURTH STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 5  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0  
COMMENTS:





BOSTON MANUFACTURING UNIVERSE

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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

NEW ENGLAND STATUARY CO  
PRIMARY SIC CODE: 3299  
ADDRESS: 10 W FIFTH STREET  
ZIP CODE: 02127

\$ 957

1983 EMPLOYMENT: 4  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

PACKAGE CHEMICAL CO INC  
PRIMARY SIC CODE: 2851  
ADDRESS: 218 W FIRST STREET  
ZIP CODE: 02127

\$ 999

1983 EMPLOYMENT: 12  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 10000  
COMMENTS:

PEARL PAPER COATINGS CO. INC. (BOOKBINDING)

\$ 1016

PRIMARY SIC CODE: 2789  
ADDRESS: 2 ALGER STREET  
ZIP CODE: 02127

1983 EMPLOYMENT: 75  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 30000  
COMMENTS:

PEARL PAPER COATINGS INC  
PRIMARY SIC CODE: 2641  
ADDRESS: 2 ALGER STREET  
ZIP CODE: 02127

\$ 1017

1983 EMPLOYMENT: 9  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

PERANER BOX COMPANY  
PRIMARY SIC CODE: 2441  
ADDRESS: 383B REAR DORCHESTER AVE., S.B.  
ZIP CODE: 02127

\$ 1403

1983 EMPLOYMENT: 4  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

TOUCH-MARK INC.  
PRIMARY SIC CODE: 2754  
ADDRESS: 525 EAST SECOND STREET  
ZIP CODE: 02127

\$ 1405

1983 EMPLOYMENT: 5  
CHANGE IN STATUS: STARTUP 1983 SQUARE FOOTAGE: 0  
COMMENTS:



BOSTON MANUFACTURING UNIVERSE

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11.49

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
JOSEPH'S BAKERY

# 1438

PRIMARY SIC CODE: 2051

ADDRESS: 258 K STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

-----  
POLYGON CORP., THE

# 1048

PRIMARY SIC CODE: 2891

ADDRESS: 200 WEST 2ND. STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 4

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

-----  
ROGERSON ORTHOPEDIC APPLIANCES

# 1114

PRIMARY SIC CODE: 3842

ADDRESS: 403 SOUTHAMPTON STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 6

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

-----  
ROMANOW CORRUGATED BOX CO.

# 1118

PRIMARY SIC CODE: 2653

ADDRESS: 39 OLD COLONY AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT: 48

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 70000

COMMENTS:

-----  
SACKS, H. & SONS INC

# 1133

PRIMARY SIC CODE: 2511

ADDRESS: 7 ELKINS STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 13

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 14000

COMMENTS:

-----  
SAMSON ALUMINUM DOOR AND WINDOW

# 1140

PRIMARY SIC CODE: 3442

ADDRESS: 175 W FIFTH STREET

ZIP CODE: 02127

1983 EMPLOYMENT: 7

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
SCHWARTZ SPORTSWEAR CO # 1149

PRIMARY SIC CODE: 2331

ADDRESS: 14 GREENBAUM STREET

ZIP CODE: 02127

1983 EMPLOYMENT:

49

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
SHERMAN & FEINBERG CORP # 1171

PRIMARY SIC CODE: 2299

ADDRESS: 185 OLD COLONY AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
SIGNAL CHEMICAL CO INC/BAY-TEX PRODUCTS # 1181

PRIMARY SIC CODE: 2842

ADDRESS: 21 POWERHOUSE ROAD

ZIP CODE: 02127

1983 EMPLOYMENT:

20

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

25000

COMMENTS:

-----  
SMITH GEORGE B & SONS INC # 1196

PRIMARY SIC CODE: 3599

ADDRESS: 404 DORCHESTER AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT:

8

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
SOUTH BOSTON TRIBUNE (TRIFORD PUB.) # 1206

PRIMARY SIC CODE: 2711

ADDRESS: 395 WEST BROADWAY

ZIP CODE: 02127

1983 EMPLOYMENT:

3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
STAINLESS CO. # 1219

PRIMARY SIC CODE: 3599

ADDRESS: 383A DORCHESTER AVE.

ZIP CODE: 02127

1983 EMPLOYMENT:

7

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

1000

COMMENTS:



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THE BPU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
STANDARD RIVET COMPANY # 1222  
PRIMARY SIC CODE: 3452  
ADDRESS: 71 A STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 17  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
STAR LITHO INC # 1228  
PRIMARY SIC CODE: 2752 *POWER*  
ADDRESS: 2 ~~POWER~~ HOUSE  
ZIP CODE: 02127  
1983 EMPLOYMENT: 10  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
STEVENS-ARNOLD INC # 1241  
PRIMARY SIC CODE: 3679  
ADDRESS: 7 ELKINS  
ZIP CODE: 02127  
1983 EMPLOYMENT: 305  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
SULLIVAN, M J CORP # 1256  
PRIMARY SIC CODE: 2231  
ADDRESS: 803 SUMMER STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 9  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
TILLMA ASSOCAITES INC # 1284  
PRIMARY SIC CODE: 2752  
ADDRESS: 141 W SECOND STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 8  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
TREGO INC # 1292  
PRIMARY SIC CODE: 3643  
ADDRESS: 566 E FIRST STREET  
ZIP CODE: 02127  
1983 EMPLOYMENT: 9  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 7560  
COMMENTS:





## THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

TREHONT-OLD COLONY PLATING CO INC

\$ 1294

PRIMARY SIC CODE: 3471

ADDRESS: 135 OLD COLONY AVENUE

ZIP CODE: 02127

1983 EMPLOYMENT: 11

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0

COMMENTS:

TRUELLE, M J CO

\$ 1298

PRIMARY SIC CODE: 2782

ADDRESS: 11 ELKINS

ZIP CODE: 02127

1983 EMPLOYMENT: 25

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 20000

COMMENTS:

86 MASTER FILE

86 ANNUAL DATA

ANNUAL EMPLOYMENT	5664	65.860	1	2966
TOTAL SQUARE FOOTAGE	944060	10977.441	0	200000



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11.50

THE BIRJ BY NEIGHBORHOOD, 1983 DATA ONLY

ABRAMO FISH COMPANY

8 15

PRIMARY SIC CODE: 2092

ADDRESS: 145 NORTHERN AVE

ZIP CODE: 02210

1983 EMPLOYMENT:

30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

ACME BOOKBINDING CO INC

PRIMARY SIC CODE: 2789

ADDRESS: 100 CAMBRIDGE STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

50

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

20000

COMMENTS:

*CHARLES TOWN.*

*ERROR*

ADVANCED FOLDING BOX INC

8 31

PRIMARY SIC CODE: 2652

ADDRESS: 319 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

2

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

7000

COMMENTS:

ALLIED MARKING DEVICE CO INC

8 47

PRIMARY SIC CODE: 3953

ADDRESS: 131 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

5

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

*02111*

*ERROR.*

AMERICAN WIPING RAG CO (ATLAS TEXTILE)

8 75

PRIMARY SIC CODE: 2396

ADDRESS: 51-61 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

10000

COMMENTS:

AMERICAN WRITING INK CO INC

8 77

PRIMARY SIC CODE: 2899

ADDRESS: 33 FARNSWORTH STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

16

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

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11.51

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
ARTCO OFFSET INC # 99  
PRIMARY SIC CODE: 2751  
ADDRESS: 660 SUMMER STREET ✓  
ZIP CODE: 02210  
1983 EMPLOYMENT: 28  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 22000  
COMMENTS:

-----  
ASTRO MACHINE & TOOL INC # 101  
PRIMARY SIC CODE: 3599  
ADDRESS: 215 "A" STREET ✓  
ZIP CODE: 02210  
1983 EMPLOYMENT: 9  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 6000  
COMMENTS:

-----  
ATLANTIC MACH & WELDING CO INC # 105  
PRIMARY SIC CODE: 3599  
ADDRESS: 253 SUMMER STREET ✓  
ZIP CODE: 02210  
1983 EMPLOYMENT: 6  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0  
COMMENTS:

-----  
B & M FISH CO INC # 119  
PRIMARY SIC CODE: 2092 ✓  
ADDRESS: 145 NORTHERN AVENUE  
ZIP CODE: 02210  
1983 EMPLOYMENT: 10  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:  
COMMENTS:

-----  
BAILEY'S OF BOSTON INC # 126  
PRIMARY SIC CODE: 2065  
ADDRESS: 26 TEMPLE PLACE  
ZIP CODE: 02210 ✓ X 02111  
1983 EMPLOYMENT: 50  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 12000  
COMMENTS:

-----  
BANCROFT-RELLIN CORP # 129  
PRIMARY SIC CODE: 2515 ✓  
ADDRESS: 322 SUMMER STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT: 25  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 25000  
COMMENTS:

NO PIN  
BROOK



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11.51

THE BMJ BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
BANIAN BUSINESS CONTROLS  
PRIMARY SIC CODE: 2751  
ADDRESS: 9 MELCHER STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME  
COMMENTS:

\$ 130

3

1983 SQUARE FOOTAGE:

0

-----  
BART TRIBUNA CO INC  
PRIMARY SIC CODE: 2092  
ADDRESS: 40 FISH PIER  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP  
COMMENTS:

\$ 140

17

1983 SQUARE FOOTAGE:

10000

-----  
BAY STATE BINDERY INC  
PRIMARY SIC CODE: 2789  
ADDRESS: 51 MELCHER STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN  
COMMENTS:

\$ 147

80

1983 SQUARE FOOTAGE:

0

-----  
BBC PRODUCTS  
PRIMARY SIC CODE: 2645  
ADDRESS: 368 CONGRESS STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP  
COMMENTS:

\$ 152

10

1983 SQUARE FOOTAGE:

0

-----  
BEACON ELEC MFG CO (FORMER AM. CHRISTMAS LGHT  
PRIMARY SIC CODE: 3699  
ADDRESS: 437 D STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME  
COMMENTS:

\$ 154

125

1983 SQUARE FOOTAGE:

0

-----  
BELLIO PRINTING CO  
PRIMARY SIC CODE: 2752  
ADDRESS: 229 "A" STREET  
ZIP CODE: 02210  
1983 EMPLOYMENT:  
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP  
COMMENTS:

\$ 167

12

1983 SQUARE FOOTAGE:

4000





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11.51

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

BENNETT GODING &amp; COOPER

\$ 171

PRIMARY SIC CODE: 3131

ADDRESS: 50 MIDWAY, SO BOW

ZIP CODE: 02210

1983 EMPLOYMENT: 12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

BLUE SEA FISH CO

\$ 196

PRIMARY SIC CODE: 2092

ADDRESS: 18 FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT: 20

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

BOSTON BAY SEAFOOD CO INC

\$ 203

PRIMARY SIC CODE: 2092

ADDRESS: 31 FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT: 10

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

6000

COMMENTS:

BOSTON HAND PRINT CO

\$ 215

PRIMARY SIC CODE: 3161

ADDRESS: 29 MELCHER

ZIP CODE: 02210

1983 EMPLOYMENT: 13

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

10000

COMMENTS:

BOSTON MAILING COMPANY

\$ 220

PRIMARY SIC CODE: 2789

ADDRESS: 215 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 10

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

BOSTON PLATE &amp; WINDOW GLASS CO

\$ 224

PRIMARY SIC CODE: 3231

ADDRESS: 42 WORMWOOD STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 14

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

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BOSTON MANUFACTURING UNIVERSE

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11.51

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

BOWNE OF BOSTON INC/VOSE-SHAIN ENGRAVING

234

PRIMARY SIC CODE: 2751

ADDRESS: 411 D STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 100

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

0

COMMENTS:

BRADFORD NOVELTY CO INC/CAMBRIDGE PLASTICS

238

PRIMARY SIC CODE: 3999

ADDRESS: 451 D STREET, S BOS

ZIP CODE: 02210

1983 EMPLOYMENT: 55

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

0

COMMENTS:

BRETT, DAVID INC

PRIMARY SIC CODE: 2253

ADDRESS: 24 BINFORD STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 40

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

45000

COMMENTS:

BRILLIANT SEAFOOD INC

246

PRIMARY SIC CODE: 2092

ADDRESS: 315 NORTHERN AVENUE

ZIP CODE: 02210

1983 EMPLOYMENT: 80

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

46000

COMMENTS:

CBI PUBLISHING CO, INC

289

PRIMARY SIC CODE: 2731

ADDRESS: 286 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

10000

COMMENTS:

CHADIS PRINTING CO INC

298

PRIMARY SIC CODE: 2751

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 42

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

35000

COMMENTS:

*see other ref.*



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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
CLAFLIN, C A CO

PRIMARY SIC CODE: 3563

\* 313

ADDRESS: 219 A STREET, REAR

ZIP CODE: 02210

1983 EMPLOYMENT:

8

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
CLASSIC OF BOSTON INC

PRIMARY SIC CODE: 2331

\* 316

ADDRESS: 215 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

16000

COMMENTS:

-----  
COLLIN BOX & SUPPLY CO, INC

PRIMARY SIC CODE: 2651

\* 325

ADDRESS: 35 STILLINGS ST

ZIP CODE: 02210

1983 EMPLOYMENT:

7

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

30000

COMMENTS:

-----  
COMMONWEALTH PUBL CO INC

PRIMARY SIC CODE: 2752

\* 338

ADDRESS: 368 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

60

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

33000

COMMENTS:

-----  
CONGRESS PRESS INC/BECKER ENGRAVING

PRIMARY SIC CODE: 2751

\* 345

ADDRESS: 263 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

10

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

8000

COMMENTS:

-----  
COPY CELLAR

PRIMARY SIC CODE: 2752

\* 360

ADDRESS: 55 BROAD ST.

ZIP CODE: 02210

1983 EMPLOYMENT:

1

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

0

COMMENTS:

*ERROL 0211*





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
CORONA CURTAIN COMPANY  
PRIMARY SIC CODE: 2331  
ADDRESS: 660 SUMMER STREET  
ZIP CODE: 02210

# 365

1983 EMPLOYMENT: 168

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

COMMENTS:

0

-----  
CREATIVE ART SERVICE INC  
PRIMARY SIC CODE: 3993  
ADDRESS: 205 A STREET  
ZIP CODE: 02210

# 372

1983 EMPLOYMENT: 4

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

0

-----  
DEAN, GEORGE H CO  
PRIMARY SIC CODE: 2751  
ADDRESS: 645 SUMMER STREET  
ZIP CODE: 02210

# 397

1983 EMPLOYMENT: 84

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

0

-----  
DUBROW & BRAVMAN INC  
PRIMARY SIC CODE: 2361  
ADDRESS: 273 SUMMER STREET  
ZIP CODE: 02210

# 453

1983 EMPLOYMENT: 75

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

51500

-----  
DURAFLEX CORP  
PRIMARY SIC CODE: 2645  
ADDRESS: 27 MELCHER STREET  
ZIP CODE: 02210

# 459

1983 EMPLOYMENT: 12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

20000

-----  
EASTERN PRESS/HALL COMPOSITION  
PRIMARY SIC CODE: 2751  
ADDRESS: 354 CONGRESS STREET  
ZIP CODE: 02210

# 473

1983 EMPLOYMENT: 1

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

8000





## BOSTON MANUFACTURING UNIVERSE

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## THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
ESQUIRE NECKWEAR INC

PRIMARY SIC CODE: 2323

\$ 489

ADDRESS: 273-281 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

65

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
ESSEX UMBRELLA MFG CO

PRIMARY SIC CODE: 3999

\$ 490

ADDRESS: 451 D STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

8000

COMMENTS:

-----  
FERGUSON STANLEY M INC

PRIMARY SIC CODE: 2099

\$ 514

ADDRESS: 365 C STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

70

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

75000

COMMENTS:

-----  
FINCH ENGRAVING CO INC THE

PRIMARY SIC CODE: 2751

\$ 523

ADDRESS: 368 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

30

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

16000

COMMENTS:

-----  
FITHEL DRESS CO INC (AKA LADY IN WAITING MATTRENTY

PRIMARY SIC CODE: 2335

\$ 528

ADDRESS: 647 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

100

CHANGE IN STATUS: MOVE WITHIN BOSTON

1983 SQUARE FOOTAGE:

0

COMMENTS:

-----  
FOLEY COMPOSITION PLANT, INC

PRIMARY SIC CODE: 2791

\$ 530

ADDRESS: 229 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

6

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

4000

COMMENTS:



BOSTON MANUFACTURING UNIVERSE

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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

FRESH WATER FISH CO

\$ 548

PRIMARY SIC CODE: 2092

ADDRESS: 150 NORTHERN AVENUE

ZIP CODE: 02210

1983 EMPLOYMENT:

26

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

GATEMAN'S BINDERY

\$ 557

PRIMARY SIC CODE: 2789

ADDRESS: 640 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

4

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

GENERAL COMPOSITION CO.

\$ 562

PRIMARY SIC CODE: 2791

ADDRESS: 51 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

27

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

GENERAL SHIP & ENGINE WORKS INC

\$ 571

PRIMARY SIC CODE: 3731

ADDRESS: 400 BORDER

ZIP CODE: 02210

1983 EMPLOYMENT:

220

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

GLOBE FISH COMPANY

\$ 588

PRIMARY SIC CODE: 2092

ADDRESS: 145 NORTHERN AVENUE

ZIP CODE: 02210

1983 EMPLOYMENT:

38

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

10000

COMMENTS:

GOREN PRINTING CO INC

\$ 594

PRIMARY SIC CODE: 2752

ADDRESS: 381 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

ERROR  
02210  
EAST BOSTON



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THE BMJ BY NEIGHBORHOOD, 1983 DATA ONLY

HALE, G.P. CO. INC.

PRIMARY SIC CODE: 2092

ADDRESS: 145 NORTHERN AVE.

ZIP CODE: 02210

1983 EMPLOYMENT:

21

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

HARDING CO

PRIMARY SIC CODE: 2298

ADDRESS: 335 B STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

15

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

BURNS, F.M. CORP.

PRIMARY SIC CODE: 2092

ADDRESS: 6-14 FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT:

17

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

HORLICK, WILLIAM I CO

PRIMARY SIC CODE: 3566

ADDRESS: 266 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

HOUSE OF BIANCHI INC

PRIMARY SIC CODE: 2335

ADDRESS: 293 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

226

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

42000

COMMENTS:

HUB FLORAL CORP (HUB INT'L)

PRIMARY SIC CODE: 3962

ADDRESS: 53 FARGO STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

70

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

13700

COMMENTS:





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

JEROME PRESS INC

PRIMARY SIC CODE: 2751

ADDRESS: 263 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

KNEELAND SKIRT CO INC

PRIMARY SIC CODE: 2337

ADDRESS: 451 D STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

LIFE INDUSTRIES INC.

PRIMARY SIC CODE: 3949

ADDRESS: 381 CONGRESS ST.

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 5000

COMMENTS:

LIGHTBOWN PRESS INC

PRIMARY SIC CODE: 2751

ADDRESS: 369 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 4000

COMMENTS:

LITHO COMPOSITION AND PLATE CO INC

PRIMARY SIC CODE: 2791

ADDRESS: 281 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

LYNN STEEL BOATS

PRIMARY SIC CODE: 3730

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:





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THE BMJ BY NEIGHBORHOOD, 1983 DATA ONLY

MANO MACHINE

\$ 841

PRIMARY SIC CODE: 2542  
ADDRESS: 335 B STREET EXT.  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

MARIO SPORTSWEAR

\$ 851

PRIMARY SIC CODE: 2337  
ADDRESS: 451 D STREET  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: MOVE WITHIN BOSTON

1983 SQUARE FOOTAGE:

0

COMMENTS:

MARK-BURTON INC

\$ 852

PRIMARY SIC CODE: 2751  
ADDRESS: 300 SUMMER STREET  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

46300

COMMENTS:

MASTERGRAPH

\$ 862

PRIMARY SIC CODE: 2791  
ADDRESS: 354 CONGRESS STREET  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

MAXWELL CORRUGATED BOX CO

\$ 866

PRIMARY SIC CODE: 2653  
ADDRESS: 65 E COTTAGE STREET  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

50000

COMMENTS:

MCCARTHY SOLE & LEATHER

\$ 870

PRIMARY SIC CODE: 3171  
ADDRESS: 44 STILLINGS  
ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:

*BRBOR 02105*



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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

MERCHANTS PRESS INC

\$ 881

PRIMARY SIC CODE: 2751

ADDRESS: 169 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

20000

COMMENTS:

METCALF T O COMPANY

\$ 886

PRIMARY SIC CODE: 2751

ADDRESS: 51 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

18000

COMMENTS:

MILLER, HARRY CO INC/HARRINGTON KING (AM CANVS)

\$ 894

PRIMARY SIC CODE: 2394

ADDRESS: 120-134 SOUTHAMPTON

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

MONOTYPE COMPOSITION COMPANY

\$ 905

PRIMARY SIC CODE: 2791

ADDRESS: 645 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

MOORE PRINTING CO-MARATHON PRESS

\$ 909

PRIMARY SIC CODE: 2752

ADDRESS: 354 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

1000

COMMENTS:

MORGAN & CO

\$ 911

PRIMARY SIC CODE: 3079

ADDRESS: 300 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

0

COMMENTS:



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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

MULDOON, CJ & SONS

# 918

PRIMARY SIC CODE: 3444

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

NEPTUNE GARMENT CO

# 935

PRIMARY SIC CODE: 2385

ADDRESS: 242 E BERKELEY STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

NEW ENGLAND FILLET CO INC

# 944

PRIMARY SIC CODE: 2092

ADDRESS: 39 BOSTON FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 14000

COMMENTS:

NEW ENGLAND LITHOGRAPH CO INC

# 948

PRIMARY SIC CODE: 2751

ADDRESS: 9 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 25000

COMMENTS:

NOYMER LEATHER GIFTS F. MANUF CO

# 976

PRIMARY SIC CODE: 3172

ADDRESS: 430 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 35000

COMMENTS:

O'DONNELL-USEN FISHERIES(SEAFD KITCHENS)

# 981

PRIMARY SIC CODE: 2091

ADDRESS: 253 NORTHERN AVE

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

OXFORD DRAPERY CO

PRIMARY SIC CODE: 2342

\$ 995

ADDRESS: 205 STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

40

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

PAPPAS INTERNATIONAL FOODS INC.

PRIMARY SIC CODE: 2092

\$ 1007

ADDRESS: 420 E. STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

75

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

COMMENTS:

PEERLESS SPORTSWEAR INC

PRIMARY SIC CODE: 2337

\$ 1019

ADDRESS: 180 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

68

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

ARLENE'S SPORTSWEAR INC.

PRIMARY SIC CODE: 2337

\$ 1396

ADDRESS: 15 KNEELAND STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

85

CHANGE IN STATUS: MOVE WITHIN BOSTON 1983 SQUARE FOOTAGE:

COMMENTS:

NORTH COAST SEA FOODS INC.

PRIMARY SIC CODE: 2092

\$ 1414

ADDRESS: 12 FARGO STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

25

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

COMMENTS:

TRADE BINDERY CO.

PRIMARY SIC CODE: 2789

\$ 1439

ADDRESS: 647 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

40

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

COMMENTS:





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

A STREET FRAMES

\$ 1450

PRIMARY SIC CODE: 2499

ADDRESS: 205 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

RENEE KAMPFE

\$ 1452

PRIMARY SIC CODE: 2512

ADDRESS: 327 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:

ROYALE SCREEN PRINTING

\$ 1453

PRIMARY SIC CODE: 2754

ADDRESS: 72 SOBIN PARK ROAD

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: STARTUP

1983 SQUARE FOOTAGE:

0

COMMENTS:

INDUSTRIAL ROBOTICS, INC.

\$ 1456

PRIMARY SIC CODE: 3999

ADDRESS: 11 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

COLOURFILM CO.

\$ 1457

PRIMARY SIC CODE: 3079

ADDRESS: 440 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: STARTUP

1983 SQUARE FOOTAGE:

0

COMMENTS:

AU BON PAIN

\$ 1463

PRIMARY SIC CODE: 2051

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:



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PIER SHEET METAL SHOP INC

\$ 1035

PRIMARY SIC CODE: 3444

ADDRESS: 215 NORTHERN AVENUE

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

3000

COMMENTS:

POH, JOHN P CO INC

\$ 1053

PRIMARY SIC CODE: 2751

ADDRESS: 49 D STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

12000

COMMENTS:

PRESTIGE SPORTSWEAR INC

\$ 1055

PRIMARY SIC CODE: 2337

ADDRESS: 493 C STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

60000

COMMENTS:

PURITAN FISH CO

\$ 1066

PRIMARY SIC CODE: 2092

ADDRESS: 16-20 FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

PURITAN PRINTING & LABEL

\$ 1068

PRIMARY SIC CODE: 2751

ADDRESS: 660 SUMMER STREET BLDG 2

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

4000

COMMENTS:

REGENCY THERMOGRAPHERS

\$ 1089

PRIMARY SIC CODE: 2751

ADDRESS: 33 FARNSWORTH STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME

1983 SQUARE FOOTAGE:

10000

COMMENTS:



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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

REPRO GRAPHICS INC

# 1095

PRIMARY SIC CODE: 2752

ADDRESS: 321 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

9300

COMMENTS:

RITE FOODS INC

# 1107

PRIMARY SIC CODE: 2091

ADDRESS: 145 NORTHERN AVENUE

ZIP CODE: 02210

1983 EMPLOYMENT:

60

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

13000

COMMENTS:

ROWE, R S & CO INC

# 1123

PRIMARY SIC CODE: 2741

ADDRESS: 316 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

15

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

9000

COMMENTS:

SAMSON BINDERY INC

# 1141

PRIMARY SIC CODE: 2789

ADDRESS: 319 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

SCHELL PRINTING CO

# 1145

PRIMARY SIC CODE: 2751

ADDRESS: 3399 WASHINGTON

ZIP CODE: 02210

1983 EMPLOYMENT:

5

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

0

COMMENTS:

SEA FROST FISH CO. INC.

# 1153

PRIMARY SIC CODE: 2092

ADDRESS: 145 NORTHERN AVE.

ZIP CODE: 02210

1983 EMPLOYMENT:

23

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE:

6000

COMMENTS:

02131 JIP  
ERROR





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----  
SEASIDE FISHERIES

# 1154

PRIMARY SIC CODE: 2092

ADDRESS: 38 BOSTON FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT: 11

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 6000  
COMMENTS:-----  
SELTZER PRNTG CO (GERICGRAPHIC & PINE, SELTZER)

# 1158

PRIMARY SIC CODE: 2751

ADDRESS: 215 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 10

CHANGE IN STATUS: MOVE WITHIN BOSTON 1983 SQUARE FOOTAGE: 5000  
COMMENTS:-----  
SHRUT & ASCH LEATHER COMPANY

# 1179

PRIMARY SIC CODE: 3111

ADDRESS: 51 SLEEPER

ZIP CODE: 02210

1983 EMPLOYMENT: 14

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0  
COMMENTS:-----  
SILIN MANUFACTURING CO

# 1185

PRIMARY SIC CODE: 2339

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 100

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 35000  
COMMENTS:-----  
SIMMONS PHILLIP & SONS INC

# 1187

PRIMARY SIC CODE: 3444

ADDRESS: 44 FARNSWORTH

ZIP CODE: 02210

1983 EMPLOYMENT: 18

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE: 0  
COMMENTS:-----  
SLIDE GRAPHICS OF NEW ENGLAND

# 1193

PRIMARY SIC CODE: 2791

ADDRESS: 263 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 22

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0  
COMMENTS:





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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

SMITH & WELSH INC

\* 1194

PRIMARY SIC CODE: 2751

ADDRESS: 51 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 18

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

SNEIERSON BROS CANVAS INC

\* 1199

PRIMARY SIC CODE: 2394

ADDRESS: 120-134 SOUTHAMPTON

ZIP CODE: 02210

1983 EMPLOYMENT: 6

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE: 0

COMMENTS:

SPAULDING CO, INC (2 LOCS, 1 @ 02116)

\* 1210

PRIMARY SIC CODE: 2752

ADDRESS: 660 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 49

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

STA-PL E BELT CO

\* 1218

PRIMARY SIC CODE: 2387

ADDRESS: 647 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 60

CHANGE IN STATUS: MOVE WITHIN BOSTON 1983 SQUARE FOOTAGE: 0

COMMENTS:

STANDARD BOX SPRING CO

\* 1220

PRIMARY SIC CODE: 2515

ADDRESS: 711 AST.

ZIP CODE: 02210

1983 EMPLOYMENT: 49

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 0

COMMENTS:

STANMOOD DRAPERY CO INC

\* 1226

PRIMARY SIC CODE: 2391

ADDRESS: 321 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT: 105

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP 1983 SQUARE FOOTAGE: 35000

COMMENTS:



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THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

STAR BOOKBINDING CO INC

PRIMARY SIC CODE: 2789

# 1227

ADDRESS: 645 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

50

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

0

STATIONERS' PRINTING SERVICE INC

PRIMARY SIC CODE: 2751

# 1233

ADDRESS: 319 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

13

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

7500

STORE SERV PRESS INC

PRIMARY SIC CODE: 2751

# 1248

ADDRESS: 206 CONGRESS STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

23

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

20000

X 23 Stillings 542-4622  
check

STRECKER PRESS INC THE

PRIMARY SIC CODE: 2751

# 1249

ADDRESS: 9 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

3

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME 1983 SQUARE FOOTAGE:

COMMENTS:

0

SUPER SHOOTY SEAFOODS CORP

PRIMARY SIC CODE: 2091

# 1259

ADDRESS: 29 FISH PIER

ZIP CODE: 02210

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

11000

SUPERIOR ENGRAVING CO

PRIMARY SIC CODE: 2753

# 1260

ADDRESS: 169 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

9

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN 1983 SQUARE FOOTAGE:

COMMENTS:

0



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TERKELSEN MOLDING CO INC

\$ 1275

PRIMARY SIC CODE: 3079

ADDRESS: 326 A STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

30

CHANGE IN STATUS: MOVE WITHIN BOSTON

1983 SQUARE FOOTAGE:

0

COMMENTS:

TURNER FISHERIES

\$ 1300

PRIMARY SIC CODE: 2092

ADDRESS: 1 FISH PIER ROAD

ZIP CODE: 02210

1983 EMPLOYMENT:

85

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

30000

COMMENTS:

TWENTIETH CENTURY PRESS

\$ 1301

PRIMARY SIC CODE: 2751

ADDRESS: 266 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

12

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

6000

COMMENTS:

TWIGS, THE

\$ 1302

PRIMARY SIC CODE: 2649

ADDRESS: 44 FARNSWORTH STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

5

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

TYPOGRAPHIC HOUSE INC

\$ 1304

PRIMARY SIC CODE: 2791

ADDRESS: 63 MELCHER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

85

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN

1983 SQUARE FOOTAGE:

0

COMMENTS:

WARDROBE MAKER, INC

\$ 1342

PRIMARY SIC CODE: 2331

ADDRESS: 440 SUMMER STREET

ZIP CODE: 02210

1983 EMPLOYMENT:

82

CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP

1983 SQUARE FOOTAGE:

0

COMMENTS:





BOSTON MANUFACTURING UNIVERSE

85/02/11

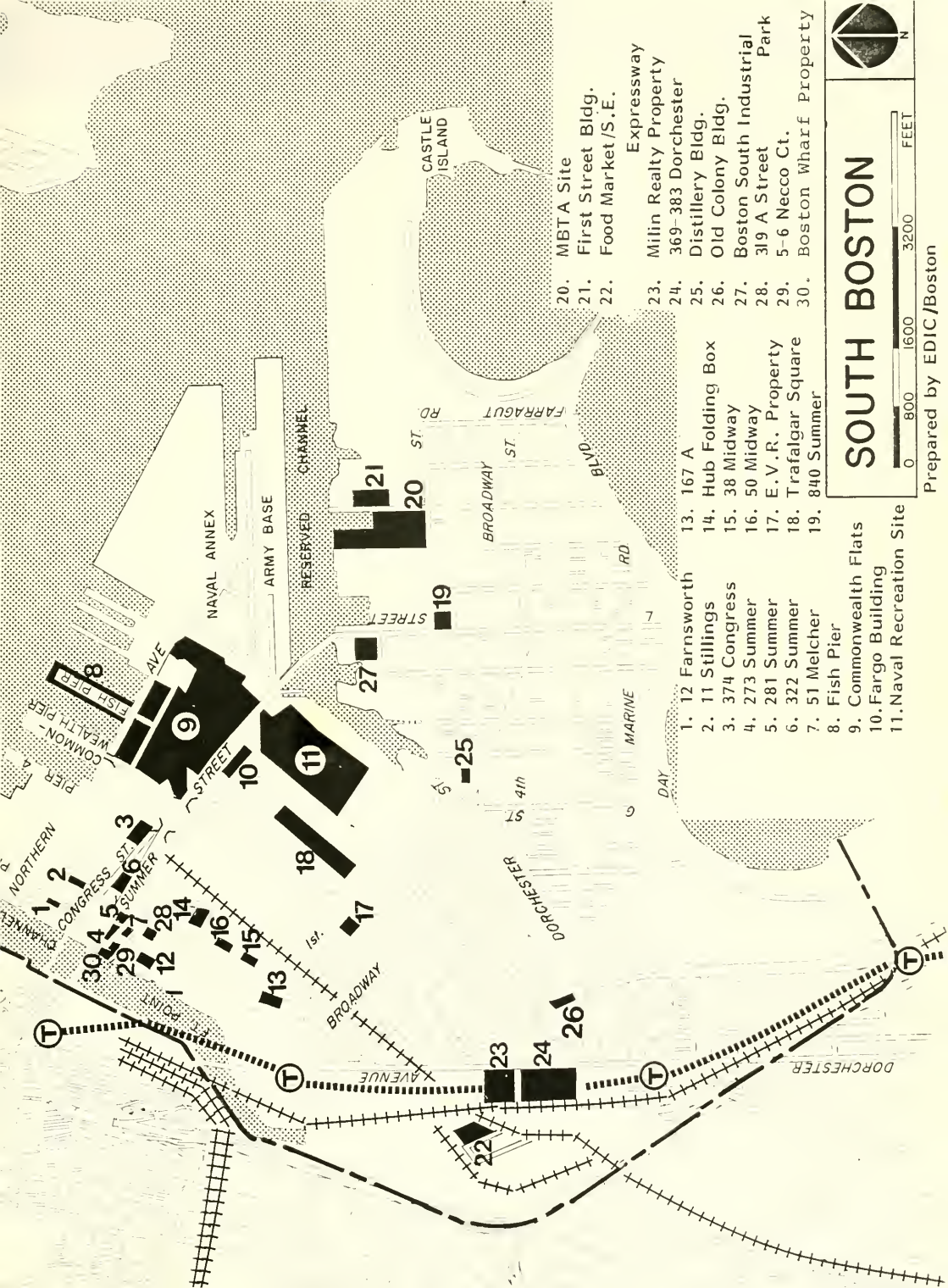
11.53

THE BMU BY NEIGHBORHOOD, 1983 DATA ONLY

-----				
WHALEN TOM PRESS			\$ 1360	
PRIMARY SIC CODE: 2752				
ADDRESS: 369 CONGRESS STREET				
ZIP CODE: 02210				
1983 EMPLOYMENT:	5			
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT DOWN		1983 SQUARE FOOTAGE:		0
COMMENTS:				
-----				
WHARF FORGING & WELDING CORP			\$ 1361	
PRIMARY SIC CODE: 3462				
ADDRESS: 17 RAMP STREET				
ZIP CODE: 02210				
1983 EMPLOYMENT:	9			
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME		1983 SQUARE FOOTAGE:		5600
COMMENTS:				
-----				
WINTHROP PRINTING & OFFSET CO			\$ 1372	
PRIMARY SIC CODE: 2751				
ADDRESS: 225 OLD COLONY AVENUE				
ZIP CODE: 02210				
1983 EMPLOYMENT:	150			
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME		1983 SQUARE FOOTAGE:		0
COMMENTS:				
-----				
WOODPECKER MFG			\$ 1378	
PRIMARY SIC CODE: 2511				
ADDRESS: 44 FARNSWORTH				
ZIP CODE: 02210				
1983 EMPLOYMENT:	49			
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT UP		1983 SQUARE FOOTAGE:		0
COMMENTS:				
-----				
WOOLDRIDGE PRESS INC			\$ 1380	
PRIMARY SIC CODE: 2751				
ADDRESS: 354 CONGRESS STREET				
ZIP CODE: 02210				
1983 EMPLOYMENT:	8			
CHANGE IN STATUS: CONT. OP. - EMPLOYMENT SAME		1983 SQUARE FOOTAGE:		8000
COMMENTS:				
-----				
137	MASTER FILE			
137	ANNUAL DATA			
ANNUAL EMPLOYMENT	4944	36.087	1	226
TOTAL SQUARE FOOTAGE	1166900	8517.518	0	75000







# SOUTH BOSTON

0 800 1600 3200 FEET

Prepared by EDIC/Boston



# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: Dan Fishbein  
Check: Bldg: X Open Land:         
Sale:        Lease: X

Site: (2) 11 Stillings

Neighborhood: South Boston

Address: 11 Stillings Street

Zone Designation: M-4

Owner: Boston Wharf Company

Broker:       

Address of Owner: 259 Summer Street,

Telephone No.: 426-6034

Boston, MA 02210

Price/Rent: \$2.08/SF w/base heat & taxes.

Total Acres: .2

Total SF Open Land: 0

SF Open Land Available: 0

Total SF Bldg. Footprint: 8,800

SF Bldg. Available: 17,600

Total SF Building: 26,400

Can it be subdivided: Yes, to 6,800 SF.

## Building

Age: Built in 1906

No. of Floors: 3

Dimensions:       

No. of Freight Elevators: 1

Loading Docks: 1 tailboard

Stud Height: 12'

Type of Heat: Forced hot air

Features:       

Renovations Needed:       

## Land

Utilities on Site:       

Parking Spaces: None

## Property Taxes

Ward:       

Current Annual Taxes:       

Parcel:       

Back Taxes Owed:       



Transportation

Public Transit: Five blocks to South Station, Red Line.

Rail Transit: None

Sea Transit: None

Highway Transit for Trucks: Congress Street to Dorchester Avenue to Summer  
Street to Southeast Expressway, 1/2 mile.

General Information

Area Description and Prior Use: Older industrial area immediately adjacent to  
area being developed for condominiums and offices.

Comments: Located just north of Congress Street.

Contacts: Rick Schaeffer, 426-6034.

Update (Give date and initials):

10/16/84 B.P.

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: Dan Fishbein  
Check: Bldg: ☒ Open Land: ☐  
Sale: ☐ Lease: ☒

Site: (S) 374 Congress Street

Neighborhood: South Boston

Address: 374 Congress St., Boston, MA

Zone Designation: M-4

Owner: Boston Wharf Company

Broker: Rick Schaffer

Address of Owner: 259 Summer Street,

Telephone No.: 426-6034

Boston, MA 02210

Price/Rent: \$8.00 - \$12.00 SF

Total Acres: .4

Total SF Open Land: 0

SF Open Land Available: 0

Total SF Bldg. Footprint: 14,500

SF Bldg. Available: 14,500

Total SF Building: 47,500

Can it be subdivided: 1000-2000 SF spaces

## Building

Age: Built in 1903

No. of Floors: 6

Dimensions: \_\_\_\_\_

No. of Freight Elevators: 3

Loading Docks: 3 tailboard

Stud Height: 12'

Type of Heat: Oil/Steam and electric  
baseboard

Features: \_\_\_\_\_

Renovations Needed: \_\_\_\_\_

## Land

Utilities on Site: \_\_\_\_\_

Parking Spaces: \_\_\_\_\_

## Property Taxes

Ward: \_\_\_\_\_

Current Annual Taxes: \_\_\_\_\_

Parcel: \_\_\_\_\_

Back Taxes Owed: \_\_\_\_\_



### Transportation

Public Transit: Bus 6, South Station to Army Base, and Bus 7, South Station to City Point, 1 block. South Station, 3 blocks.

Rail Transit: None

Sea Transit: None

Highway Transit for Trucks: Congress Street to Dorchester Avenue to Summer Street to Southeast Expressway, 1/3 mile.

### General Information

Area Description and Prior Use: Area is adjacent to downtown Boston.

Comments: \_\_\_\_\_

Contacts:     Rick Schaffer, 426-6034    

Update (Give date and initials): 5/85 T.P.

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: Dan Fishbein  
Check: Bldg: X Open Land:       
Sale:      Lease: X

Site: (5) 281 Summer

Neighborhood: South Boston

Address: 281 Summer Street

Zone Designation: M-4

Owner: Boston Wharf Company

Broker:     

Address of Owner: 259 Summer Street,

Telephone No.: 426-6034

Boston, MA 02210

Price/Rent: \$6.00 - \$8.00 SF

Total Acres: .2

Total SF Open Land: 0

SF Open Land Available: 0

Total SF Bldg. Footprint: 8,000

SF Bldg. Available: 14,000

Total SF Building: 72,000

Can it be subdivided: 5,000 SF

## Building

Age: Built in 1903

No. of Floors: 7 plus basement & sub-basement

Dimensions:     

No. of Freight Elevators: 1

Loading Docks: 1

Stud Height: 12'

Type of Heat: oil/steam

Features:     

Renovations Needed:     

## Land

Utilities on Site:     

Parking Spaces: None

## Property Taxes

Ward:     

Current Annual Taxes:     

Parcel:     

Back Taxes Owed:     





Transportation

Public Transit: South Station, 3 blocks, Bus service, South Station to South Boston, in front (Bus Nos. 6, 7).

Rail Transit: None

Sea Transit: None

Highway Transit for Trucks: Summer Street to Southeast Expressway, 3 blocks.

General Information

Area Description and Prior Use: Older industrial area adjacent to downtown Boston, new office development.

Comments: 8,000 SF available on 5th floor.

6,000 SF available in sub-basement.

Contacts: Rick Schaeffer, 426-6034.

Update (Give date and initials): T.P. 5/85



Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

Compiled by: Ted Petrakos  
Check: Bldg: X Open Land:         
Sale:        Lease: X

## PROPERTY PROFILE

Site: (7) 51 Melcher Neighborhood: South Boston  
Address: 51 Melcher St., Boston, MA Zone Designation: M-4  
Owner: Boston Wharf Company Broker Co.:         
Address of Owner: 259 Summer Street, Broker Telephone:         
       Price/Rent: \$3.75 SF  
Owner Telephone: 426-6034 Additional Costs: Heat INCL. Taxes INCL.  
Total Acres: .2 Operating EXTRA Cost Escalator         
Total SF Open Land: 0 SF Open Land Available: 0  
Total SF Bldg. Footprint 8,000 SF Bldg. Available: 22,000  
Total SF Building: 110,000 Can it be subdivided: Yes to 5,000

## Building

Age: Built in 1915 No. of Floors: 9 plus basement  
Dimensions:        No. of Freight Elevators: 2  
Loading Docks: 2 tailboard Stud Height: 12'  
Type of Heat: Oil/Steam Features:         
Renovations Needed:       

## Land

Utilities on Site:        Parking Spaces: None

## Property Taxes

Ward:        Current Annual Taxes:         
Parcel:        Back Taxes Owed:       

Raymond L. Flynn, Mayor



Property Profile  
Page 2

Transportation

Public Transit: Bus Service: No. 6 Army Base - South Station/Red Line; and No. 7  
. City Point - South Station/Red Line, 1 block.

Rail Transit: None

• \_\_\_\_\_

Sea Transit: None

• \_\_\_\_\_

Highway Transit for Trucks: Melcher Street to Summer Street to Southeast  
.Expressway, 4 blocks.

General Information

Area Description and Prior Use: Industrial area adjacent to Downtown Boston.

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Comments: \_\_\_\_\_

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• \_\_\_\_\_

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Contacts: Rick Schaffer , 426-6034

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• \_\_\_\_\_

Update (Give date and initials): T.P. 5/85

• \_\_\_\_\_

• \_\_\_\_\_

# ED/C/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: Nancy Hovsepien

Check: Bldg: x Open Land:

Sale:        Lease: X      

Site: Fish Pier (14008)

Address: Boston Fish Pier, Boston, MA

Owner: Massachusetts Port Authority

Address of Owner: 99 High Street,  
Boston, MA 02110

Total Acres: 1.7

Total SF Open Land: 40,000  
Total SF Bldg. Footprint: 36,000  
Total SF Building: 240,000

Neighborhood: South Boston

Zone Designation: W-2

Broker: Meredith & Grew

Telephone No.: 482-2930, ext. 222 (owner)

Price/Rent: \$18-20/SF Gross\* office  
\$6/psf net industrial

SF Open Land Available: 0  
SF Bldg. Available: 80,000  
Can it be subdivided: Yes

## Building

Age: 1912-1914 (68 years)

Dimensions: Bays vary in size

Loading Docks: Drive-up (continuous along building)

Type of Heat: natural gas

Renovations Needed: main building 100% renovated; Exchange bldg. will require interior renovation by tenant

No. of Floors: 3

No. of Freight Elevators: 0

Stud Height: 10'

**Features:** All new utilities, office space,  
newly renovated.

Land

Utilities on Site: gas, elec., water,  
sewer

Parking Spaces: Nearby

## Property Taxes

Ward:

Current Annual Taxes: \_\_\_\_\_

Parcel:

Back Taxes Owed:



### Transportation

Public Transit: Bus 6 between Army Base and South Station in front.

Rail Transit: 1 block.

Sea Transit: Docking for fishing boats on site.

Highway Transit for Trucks: Northern Avenue to Southeast Expressway, 3/4 mile.

### General Information

Area Description and Prior Use: Fish processing space available (storage and office space for fish processors included).

Comments: Available in stages beginning late Winter, 1983. The Fish Exchange building will also be available for development. 1/3 of fish processing space renovated and occupied, 3 fl. office space available for occupancy, Spring 84; Exchange Bldg. available for development, Spring 84.

Contacts: Mike Flynn, Meredith & Grew, 482-5330

Update (Give date and initials): \_\_\_\_\_

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

Compiled by: Pat Hotung  
Check: Bldg:            Open Land:             
Sale:            Lease:           

Can it be subdivided: yes

## Renovations Needed:

Parking Spaces: 200+

Back Taxes Owed:



## Transportation

Public Transit: Red Line at South Station, ½ mile. Bus 7 on Summer Street  
between City Point and South Station, Bus #3 direct service to Chinatown

Rail Transit: 1 block.

Sea Transit:  $\frac{1}{4}$  mile.

Highway Transit for Trucks: Summer Street to Southeast Expressway, ¼ mile.

## General Information

Area Description and Prior Use: Industrial area; new Army Base next door in Barnes Building.

Comments: Floor load: 200+ lbs./SF.

Space Available: 50,000 SF Fl. 7

23,000 SF      F1. 8

14,000 SF F1. 2

**Contacts:** Jean Blumberg, Hamilton Realty 542-8534

Update (Give date and initials):

10/16/84 B.P.

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

INTERESTED PERSONS SHOULD CALL EDIC  
TO ASCERTAIN AVAILABILITY.

Compiled by: Dan Fishbein

Check: Bldg: x Open Land: x

Sale:      Lease: x

Site: (11) Naval Recreation Site

Neighborhood: South Boston

Address: E. St., Fargo St., & 600 block of Summer St. Zone Designation: W-2

Owner: Massachusetts Port Authority

Broker:                                 

Address of Owner: 99 High Street,

Telephone No.: 402-2930

Boston, MA 02110

Price/Rent: To be determined.

Total Acres: 15.8

Total SF Open Land: 608,246

SF Open Land Available: 608,246

Total SF Bldg. Footprint: 14,000+

SF Bldg. Available: 14,000+

Total SF Building: 14,000+

Can it be subdivided: Yes

## Building

Age: Built 1919-1945 (2 buildings)

No. of Floors: 1-2

Dimensions:                                 

No. of Freight Elevators: NA

Loading Docks:                                 

Stud Height:                                 

Type of Heat: Gas

Features:                                 

Renovations Needed:                                 

## Land

Utilities on Site: All

Parking Spaces:                                 

## Property Taxes

Ward: 5

Current Annual Taxes:                                 

Parcel:                                 

Back Taxes Owed:                                 



### Transportation

Public Transit: Buses 6 and 7, South Station to Army Base and South Station  
to City Point, stop at front gate.

Rail Transit: None

Sea Transit: Reserve Channel adjacent to site.

Highway Transit for Trucks: Summer Street to Southeast Expressway, 1/2 mile.

### General Information

Area Description and Prior Use: Area borders on water, Boston Harbor Industrial  
Park, and industrial-zoned, developed properties. Prior use consisted of U.S.  
Naval recreation site and adjoining areas containing 6 buildings remain under  
federal jurisdiction.

Comments: Area is fenced in, flat. Massport will consider long-term leases  
for maritime users only.

Contacts: Dan Fishbein, EDIC/Boston, 725-3342; Anne Kylward, Maritime Director  
482-2930

Update (Give date and initials): \_\_\_\_\_





Transportation

Public Transit: 3 blocks to City Point Bus between South Station and South Boston.

Rail Transit: Active Conrail in rear.

Sea Transit: None

Highway Transit for Trucks: 3 blocks to Summer Street to Southeast Expressway.

General Information

Area Description and Prior Use: Former Stop and Shop warehouse.

Comments: There is 25,000 SF of office space available on second floor at \$16.00 per SF. Office area divisible into 1,000 SF areas.

Contacts: Niles Company 742-8630

Update (Give date and initials): 5/85 T.P.

Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

Compiled by: Ted Petrakos  
Check: Bldg: X Open Land: \_\_\_\_\_  
Sale: \_\_\_\_\_ Lease: X

## PROPERTY PROFILE

(14019)  
Site: 840 Summer St., (Cahill Bldg.) Neighborhood: South Boston  
Address: 840 Summer Street Zone Designation: M-2  
Owner: Hyde Properties Broker Co.: Hyde Properties  
Address of Owner: 840 Summer Street Broker Telephone: 268-6414  
South Boston, MA Price/Rent: \$3.50/SF INCL.  
Owner Telephone: 268-6414 Additional Costs: Heat INCL. Taxes BASE  
Operating INCL. Cost Escalator \_\_\_\_\_  
Total Acres: .3  
Total SF Open Land: 0 SF Open Land Available: 0  
Total SF Bldg. Footprint 15,000 SF Bldg. Available: 55,000  
Total SF Building: 60,000 Can it be subdivided: No

## Building

Age: \_\_\_\_\_ No. of Floors: 3 + Basement  
Dimensions: \_\_\_\_\_ No. of Freight Elevators: 1  
Loading Docks: 1 Stud Height: 12-1/2'  
Type of Heat: Steam Heat Features: 1,000 SF office  
Renovations Needed: \_\_\_\_\_

## Land

Utilities on Site: \_\_\_\_\_ Parking Spaces: On Street

## Property Taxes

Ward: \_\_\_\_\_ Current Annual Taxes: \_\_\_\_\_  
Parcel: \_\_\_\_\_ Back Taxes Owed: \_\_\_\_\_

Raymond L. Flynn, Mayor



Property Profile

Page 2

Transportation

Public Transit: Bus Service: No. 7, City Point - South Station

• \_\_\_\_\_

Rail Transit: None

• \_\_\_\_\_

Sea Transit: None

• \_\_\_\_\_

Highway Transit for Trucks: Summer Street to I-93, 1 mile

• \_\_\_\_\_

General Information

Area Description and Prior Use: Industrial area - located at 1st and Summer

.Sts. across from Boston Edison Plant.

• \_\_\_\_\_

• \_\_\_\_\_

Comments: Good for light manufacturing/fabrication, no heavy equipment

• Space is located on 3rd Floor

• \_\_\_\_\_

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Contacts: Alan Drescher, Hyde Properties 268-6414

• \_\_\_\_\_

• \_\_\_\_\_

Update (Give date and initials): \_\_\_\_\_

• \_\_\_\_\_

• \_\_\_\_\_

## PROPERTY PROFILE

Compiled by: Dan Fishbein  
Check: Bldg: x Open Land:       
Sale:      Lease: x

Site: (21) 1st Street Building

Neighborhood: South Boston

Address: 881 E. 1st Street

Zone Designation: M-2

Owner: Jane Hirsh

Broker:                     

Address of Owner: c/o Copley Pharmaceutical  
Inc., 393 W. 2nd Street,

Telephone No.: 268-1208 (Owner)

Boston, MA 02127

Price/Rent: \$2.75 - \$3.00/SF net (.35/SF taxes,  
.45/SF heat)

Total Acres: .45

Total SF Open Land: 10,000

SF Open Land Available: 10,000

Total SF Bldg. Footprint: 10,000

SF Bldg. Available: 10,000

Total SF Building: 40,000

Can it be subdivided: no

## Building

Age: Built 1905

No. of Floors: 4

Dimensions: 98 x 98 Sq. Ft.

No. of Freight Elevators: 1

Loading Docks: 4 Tailboard, 1 drive-in

Stud Height: 11' (1st floor) 9' (upper)

Type of Heat: Forced hot water, oil

Features: Heavy floor load, offices,  
showroom, new bathrooms

Renovations Needed: None

## Land

Utilities on Site: gas/elect/water  
steam/oil heat

Parking Spaces: 30-40 (approximate)

## Property Taxes

Ward:                     

Current Annual Taxes: approx. \$18,000

Parcel:                     

Back Taxes Owed:                     



Transportation

Public Transit: City Point Bus #7 in front to South Station and Broadway Bus  
#9 to Broadway Station, South End.

Rail Transit: rail on street, no spur

Sea Transit: opposite Massport Container (Castle Island)

Highway Transit for Trucks: 1st Street to Summer Street to Southeast Expressway,  
2 miles, or 1st Street to Broadway Bridge to Southeast Expressway.

General Information

Area Description and Prior Use: \_\_\_\_\_

Comments: Could be used for manufacturing, printing, warehouse or office space.

Contacts: Jane Hirsch, 268-1203.

Update (Give date and initials): T.P. 5/3/85

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Mark Matulef/

Compiled by: Maureen McKenna

Check: Bldg:          Open Land: X

Sale: X Lease: X

Site: (22) Food Market/Southeast (14022)  
Expressway

Address: Widett Circle

Owner: New Boston Food Market Development  
Corporation

Address of Owner: 15 Widett Circle,

South Boston, MA 02118

Total Acres: 2

Total SF Open Land: 94,351

Total SF Bldg. Footprint: 0

Total SF Building: 0

Neighborhood: South Boston

Zone Designation: I-2

Broker: Mike Rauseo

Telephone No.: 268-8743 (owner)

Price/Rent: Negotiable

SF Open Land Available: 62,000

SF Bldg. Available: 0

Can it be subdivided: Yes

## Building

Age:                                 

Dimensions:                                 

Loading Docks:                                 

Type of Heat:                                 

Renovations Needed:                                 

No. of Floors:                                 

No. of Freight Elevators:                                 

Stud Height:                                 

Features:                                 

## Land

Utilities on Site: All

Parking Spaces:                                 

## Property Taxes

Ward: 6

Current Annual Taxes:                                 

Parcel: 1024 - X

Back Taxes Owed:                                 



## Transportation

Public Transit: Nearest "T" at Andrew Square, Southeast on Frontage Road to  
Southampton, 5 blocks.

Rail Transit: Amtrak, Penn Central/B&M border on West and South.

Sea Transit: None

Highway Transit for Trucks: Widett Circle enters Southeast Expressway through  
Frontage Road.

### General Information

**Area Description and Prior Use:** Area includes New Boston Food Market and Quincy  
Market Cold Storage. To east and north are open rail yards, (Amtrak).

Comments: Utility lines cross overhead in southern corner. Property is flat,  
unimproved. Includes rail right of way.

Contacts: Mike Rausseo, Realtor, 245-0001.

Update (Give date and initials):

10/16/84 B.P.



Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

Compiled by: Ted Petrakos  
Check: Bldg: X Open Land:         
Sale:        Lease: X

## PROPERTY PROFILE

(14024)  
Site: 369-383 Dorchester Avenue Neighborhood: South Boston  
Address: 383 Dorchester Avenue Zone Designation: I-2  
Owner: Patriot Reading Associates Broker Co.:         
Address of Owner: P.O. Box 62 Broker Telephone: (617) 268-0383  
Newtonville, MA 02160 Price/Rent: \$4.00 - \$6.00/SF  
Owner Telephone: (617) 268-0383 Additional Costs: Heat EXTRA Taxes Incl.  
Operating EXTRA Cost Escalator Base  
Total Acres: 4.5  
Total SF Open Land: 95,000 SF Open Land Available: 00  
Total SF Bldg. Footprint 100,000 SF Bldg. Available: 50,000  
Total SF Building: 120,000 Can it be subdivided: yes to 10,000 SF  
2 Buildings: 1st building 80,000 SF  
2nd building 40,000 SF

## Building

Age: 1920 - 1930's No. of Floors: 1st bldg. is 1 story  
2nd bldg. is 2 stories  
Dimensions:        No. of Freight Elevators: None  
Loading Docks: Multiple Stud Height: 24'  
Type of Heat:        Features:         
Renovations Needed:       

## Land

Utilities on Site:        Parking Spaces: 50

## Property Taxes

Ward:        Current Annual Taxes:         
Parcel:        Back Taxes Owed:       

Raymond L. Flynn, Mayor



Property Profile  
Page 2

Transportation

Public Transit: Broadway Station (Red Line), 4 blocks

• \_\_\_\_\_

Rail Transit: Rail siding (Conrail)

• \_\_\_\_\_

Sea Transit: None

• \_\_\_\_\_

Highway Transit for Trucks: Southeast Expressway, 5 blocks; Dorchester Avenue  
.to Berkeley Street or Broadway Bridge to Expressway.

General Information

Area Description and Prior Use: Previously Warehouse. Plan to attract  
.manufacturing High Tech, R & D uses.

• \_\_\_\_\_

• \_\_\_\_\_

Comments: 2 buildings - 80,000 SF building, single story

• - 40,000 SF 2 stories no elevators

• \_\_\_\_\_

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Contacts: Abraham K. Wang, Owner, 268-0383

• \_\_\_\_\_

• \_\_\_\_\_

Update (Give date and initials): T.P. 5/85

• \_\_\_\_\_

• \_\_\_\_\_



### Transportation

Public Transit: Bus #7 City Point to South Station, 1 block; Bus #9 City Point to Red Line at Andrew Square, 3 blocks; Bus #10 City Point to Chinatown, 3 blocks.

Rail Transit: yes

Sea Transit: no

Highway Transit for Trucks: First Street to Summer Street to Southeast Expressway 1½ miles, or First Street to Broadway Street Bridge to Southeast Expressway 1 mile.

### General Information

Area Description and Prior Use: Previously used as distillery. Primarily industrial area.

Comments: 7 buildings, some connected: (1) 5 floors w/offices and laboratory; (2) 4 floors w/10,000 lb. freight elevator; (3) 6 story warehouse; (4) boiler room; (5) 2 level warehouse; (6 & 7) single story warehouse w/rail.

Contacts: John Accordino, Fred Gordon, Bill Evans, 268-8565

Update (Give date and initials): \_\_\_\_\_

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: Pat Hotung

Check: Bldg: X Open Land:       

Sale:        Lease: X

Site: (14026) Old Colony Avenue

Neighborhood: South Boston

Address: 58-70 Old Colony Avenue

Zone Designation: M-1

Owner:       

Broker: Cole-Hersey

Address of Owner:       

Telephone No.: 268-2100 (Realtor)

Price/Rent: Negotiable

Total Acres:       

Total SF Open Land: 0

SF Open Land Available: 0

Total SF Bldg. Footprint: 21,000

SF Bldg. Available: 14,000

Total SF Building: 200,000 SF

Can it be subdivided: Yes to 3,360

## Building

Age:       

No. of Floors: 2

Dimensions:       

No. of Freight Elevators: 1

Loading Docks: 1 Tailboard

Stud Height: 12' - 14'

Type of Heat:       

Features:       

Renovations Needed: Landlord will renovate to suit.

## Land

Utilities on Site: all

Parking Spaces: on street

## Property Taxes

Ward:       

Current Annual Taxes:       

Parcel:       

Back Taxes Owed:       

Raymond L. Flynn, Mayor



Transportation

Public Transit: Bus #8 to Columbia Point and Andrew Square Red Line Station in from

• \_\_\_\_\_

Rail Transit: none

• \_\_\_\_\_

Sea Transit: none

• \_\_\_\_\_

Highway Transit for Trucks: Old Colony Avenue to Dorchester Avenue to Berkeley St.  
to I-93 (1 1/4 miles)

• \_\_\_\_\_

General Information

Area Description and Prior Use: Primarily Industrial Area

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\_\_\_\_\_

Comments: \_\_\_\_\_

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\_\_\_\_\_

Contacts: Robert Mayer 268-2100

\_\_\_\_\_

\_\_\_\_\_

Update (Give date and initials): \_\_\_\_\_

10/16/84 B.P.

\_\_\_\_\_

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
18 Tremont St./Suite 300/Boston, MA 02108/617 725-3342

## PROPERTY PROFILE

Compiled by: C. Kurzon  
Check: Bldg: X Open Land: \_\_\_\_\_  
Sale: \_\_\_\_\_ Lease: X

(14027)  
Site: Boston South Industrial Park

Neighborhood: South Boston

Address: 110 K Street

Zone Designation: W-2

Owner: Ryan Elliot & Co.

Broker: Ryan Elliot & Co.

Address of Owner: \_\_\_\_\_

Telephone No.: 357-8220

10 Wintthrop Square, Boston

Price/Rent: \$2.50/SF upper floor  
\$3.50/SF first floor (triple net)

Total Acres: 8

Total SF Open Land: 174,240

SF Open Land Available: none

Total SF Bldg. Footprint 10,200

SF Bldg. Available: 9,900

Total SF Building: 40,800

Can it be subdivided: yes to 4800 SF  
see comments

## Building

Age: 50 years

No. of Floors: 4

Dimensions: \_\_\_\_\_

No. of Freight Elevators: 1

Loading Docks: Tailboard

10 ft. upper floor

Stud Height: 12 ft. first floor

Type of Heat: Steam

Features: \_\_\_\_\_

Renovations Needed: None

## Land

Utilities on Site: All

Parking Spaces: In Common Available

## Property Taxes

Ward: \_\_\_\_\_

Current Annual Taxes: \_\_\_\_\_

Parcel: \_\_\_\_\_

Back Taxes Owed: \_\_\_\_\_

Raymond L. Flynn, Mayor



Page 2

Transportation

Public Transit: Bus #7 between City Point and South Station - 2 blocks

• \_\_\_\_\_

Rail Transit: None

• \_\_\_\_\_

Sea Transit: None

• \_\_\_\_\_

Highway Transit for Trucks: Summer to Congress to the Southeast Expressway

.(1.5 miles)

General Information

Area Description and Prior Use: Adjacent to the Reserve Channel. Often

.referred to as the King Terminal, the site is described as a multi-building

.industrial complex.

• \_\_\_\_\_

Comments: 5,100 s.f. is on the second floor.

• 4,800 s.f. is on the first floor.

• \_\_\_\_\_

• \_\_\_\_\_

• \_\_\_\_\_

• \_\_\_\_\_

Contacts: Ralph Young (268-0303)

• \_\_\_\_\_

• \_\_\_\_\_

Update (Give date and initials): 8/29/84

• \_\_\_\_\_

• \_\_\_\_\_



Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

## PROPERTY PROFILE

Compiled by: Bret Peters  
Check: Bldg: X Open Land: \_\_\_\_\_  
Sale: \_\_\_\_\_ Lease: \_\_\_\_\_

(14028)

Site: 319 A Street

Neighborhood: South Boston

Address: 319 A Street

Zone Designation: M-2

Owner: Boston Wharf

Broker: Rick Shaffer

Address of Owner: 254 Summer Street

Telephone No.: 426-6034

Boston, MA

Price/Rent: \$3.50/SF gross

Total Acres: .25

Total SF Open Land: 0

SF Open Land Available: 0

Total SF Bldg. Footprint 10,000

SF Bldg. Available: 10,000

Total SF Building: 60,000

Can it be subdivided: no

## Building

Age: 80 years

No. of Floors: 5 plus basement

Dimensions: \_\_\_\_\_

No. of Freight Elevators: 1

Loading Docks: 1

Stud Height: 12'

Type of Heat: Oil/Steam

Features: \_\_\_\_\_

Renovations Needed: \_\_\_\_\_

## Land

Utilities on Site: All

Parking Spaces: none

## Property Taxes

Ward: \_\_\_\_\_

Current Annual Taxes: \_\_\_\_\_

Parcel: \_\_\_\_\_

Back Taxes Owed: \_\_\_\_\_

Raymond L. Flynn, Mayor



Property Profile  
Page 2

Transportation

Public Transit: South Station (Red Line, 3 blocks). Bus service: No. 6,

. South Station - Navy Reserve. No. 7 South Station - City Point

Rail Transit: None

• \_\_\_\_\_

Sea Transit: None

• \_\_\_\_\_

Highway Transit for Trucks: Summer Street to Southeast Expressway (I-93),

. 3 blocks

General Information

Area Description and Prior Use: Manufacturing building, older industrial

.area adjacent to downtown Boston

• \_\_\_\_\_

• \_\_\_\_\_

Comments: 3 buildings (floors between buildings connected) 8,000 SF/flr. -

. therefore can get 24,000 SF per floor.

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• \_\_\_\_\_

Contacts: Jim Matthews 227-5000

• \_\_\_\_\_

• \_\_\_\_\_

Update (Give date and initials): \_\_\_\_\_

• \_\_\_\_\_

• \_\_\_\_\_

# EDIC/Boston

Economic Development and Industrial Corporation of Boston  
38 Chauncy St./9th Floor/Boston, MA 02111/617 725-3342

Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

## PROPERTY PROFILE

Compiled by: Ted Petrakos  
Check: Bldg: X Open Land:         
Sale:        Lease: X

Site: (14029) 5-6 Necco Court Neighborhood: South Boston  
Address: 5-6 Necco Court Zone Designation: M-4  
Owner: Boston Wharf Broker: Rick Shaffer  
Address of Owner: 259 Summer Street Telephone No.: 426-6034  
Boston, MA Price/Rent: \$2.00/SF triple net  
Total Acres: .4  
Total SF Open Land: n/a SF Open Land Available: n/a  
Total SF Bldg. Footprint 17,600 SF Bldg. Available: 211,200 see comments  
Total SF Building: 211,200 Can it be subdivided: 8,800 SF. min.

## Building

Age: 1900 No. of Floors: 6 floors each building  
Dimensions:        No. of Freight Elevators: 1  
Loading Docks: 1 Tailboard Stud Height: 12'  
Type of Heat: Gas heaters Features:         
Renovations Needed:       

## Land

Utilities on Site: All Parking Spaces: lot across street

## Property Taxes

Ward:        Current Annual Taxes:         
Parcel:        Back Taxes Owed:       

Raymond L. Flynn, Mayor



Property Profile  
Page 2

Transportation

Public Transit: Red Line Broadway, 4 Blocks. Bus routes 6 and 7 between  
.South Station and South Boston available on Summer Street. 4 blocks.

Rail Transit: none

Sea Transit: none

Highway Transit for Trucks: A Street to First Street to Broadway Bridge to  
.Southeast Expressway, 1/4 mile.

General Information

Area Description and Prior Use: Industrial Area. Gillette Razor Plant nearby.

Comments: \_\_\_\_\_

Contacts: Rick Shaffer (Broker) 426-6034

Update (Give date and initials): T.P. 5/95

Marilyn Swartz Lloyd  
Director

Rosemarie Sansone  
Chair

Compiled by: Ted Petrakos  
Check: Bldg: X Open Land: \_\_\_\_\_  
Sale: \_\_\_\_\_ Lease: X

## PROPERTY PROFILE

(14030)  
Site: Boston Wharf Property Neighborhood: South Boston  
Address: Necco Court/Melcher Street Zone Designation: M-4  
Owner: \_\_\_\_\_ Broker Co.: Jim Matthews (Blackstone New England Corp.)  
Address of Owner: \_\_\_\_\_ Broker Telephone: 227-5000  
\_\_\_\_\_  
Price/Rent: \$4.00/SF  
Owner Telephone: \_\_\_\_\_ Additional Costs: Heat INCL. Taxes EXTRA  
Operating EXTRA Cost Escalator \_\_\_\_\_  
Total Acres: .6  
Total SF Open Land: 2,310 SF Open Land Available: 0  
Total SF Bldg. Footprint 25,000 SF Bldg. Available: 100,000 SF  
Total SF Building: 100,000 Can it be subdivided: Yes

## Building

Age: Approximately 1915 No. of Floors: 4 (3 bldgs.) 8,000 SF/ flr.  
Dimensions: NA No. of Freight Elevators: 3 (in ea. Bldg)  
Loading Docks: Yes Stud Height: 14'  
Type of Heat: NA Features: 200 psi (will hold heavy machinery)  
Renovations Needed: Space as is

## Land

Utilities on Site: \_\_\_\_\_ Parking Spaces: 6-8  
Property Taxes  
Ward: \_\_\_\_\_ Current Annual Taxes: \_\_\_\_\_  
Parcel: \_\_\_\_\_ Back Taxes Owed: \_\_\_\_\_

Raymond L. Flynn, Mayor



Property Profile  
Page 2

Transportation

Public Transit: Bus Service: No. 6 Army Base - South Station/Red Line; and No. 7  
. City Point - South Station/Red Line, 1 block. South Station (Red Line), 3 blocks

Rail Transit: None

Sea Transit: None

Highway Transit for Trucks: Melcher Street to Summer Street to Southeast  
.Expressway, 4 blocks.

General Information

Area Description and Prior Use: Industrial area, adjacent to downtown Boston

Comments: 2 interconnected buildings, 6 floors each, total SF per building  
. = 105,600. Owner will allow space (8800 SF min.) to be further subdivided.  
.into smaller storage spaces.

Contacts: Rick Shaffer (Broker) 426-6034

Update (Give date and initials): T.P. 5/85

TENANTS AT THE BOSTON MARINE INDUSTRIAL PARK  
AND THEIR BUILDING NUMBERS

ALLIED PLYWOOD		#119 (Subtenant of Massport)
ACME NORTHEAST J. Savino	542-5340	# 114 D (4th flr west)
ALDEN COMPANY J. Chadis	426-1135	# 32 (5th flr subtenant/Chadis)
ARTCO OFFSET S. Frank	427-1044	# 32 (2nd flr)
AU BON PAIN L. Kane/T. Boland	427-2100	# 29 # 114 C (2nd flr east)
BALCO T. Erbata	964-6400	# 53 (subtenant of John Nagle Co.)
BASEMAN, M.D., INC. R. Baseman	542-2366	# 114 B (2nd flr east)
BAY STATE BINDERY T. MacDonald	426-3292	# 114 C (4th flr) # 114 B (4th flr west) # 114 D (4th flr east)
BEAN, FRANK, INC. F. Bean	426-1155	# 23 A
BMIP/DRYDOCK NO. 3 R. Shea	462-6857	PH #1
BOSTON DESIGN CENTER R. Flier OPERATIONS OFFICE S. Durlacher	542-4440 350-8662	#114 E&F # 49 (3rd flr)
BOSTON PORT SERVICES D. Krase	268-6080	# 31
BOSTON TECHNICAL CENTER R. Fields	482-7787	# 49
CAHILL, JOHN J. DISPLAYS INC. T. Lyons	426-1127	# 114 D (5th flr west)
CAMP DRESSER & MCKEE B. Cabral	742-5151	# 114 C (2nd flr sub-bay)
CARPENTERS LOCAL #33 A. Sarno		# 15 (1st flr)
CENTERHOUSE G. Connolly	426-3535	# 114 D (2nd flr)





CITY POINT LOBSTER G Augie	269-0722	PIER #10
COASTAL CEMENT T. Darrah	426-9733	#129, #115, #116
COMMERCIAL LOBSTER F Zanti	227-8922	PIER #7
CONTEMPO MAILING SERVICE V. Forgione	357-7145	#114 "C" (2nd flr,
CORONA CURTAIN MFG. CO., INC. G. Woodward	423-2195	# 32 (basement; flr 6; flr 9)
CORONA CURTAIN MFG. CO., INC. M. Chase	542-1318	# 114 C,D, (6th flr)
DALY, J.J. B. Beehan	482-7114	# 18
DELANEY CO. W. Delaney	542-9495	# 32 (4th flr subtenant) (Chadis )
DESIGN COMMUNICATIONS R. Stewart	437-7470	# 114 D (3rd flr sub-bay)
FOUR SQUARE INVESTMENTS S. Frank	269-4430	# 32 (2nd flr)
GENERAL GRAPHICS M. Frank	269-4430	# 32 (2nd flr)
GENERAL SHIP CORPORATION L. Olsen	451-1334/569-4200	# 38; 39; 56; Drydock 4
INQUIRY SYSTEMS, INC. J. Posner	265-8338	# 114 B (5th flr)
JACOBSEN, ARNOLD ASSOCIATES A. Jacobsen	426-0065	# 15 (1st flr)
L & G MANUFACTURING M. Becker	542-9040	# 114 B (4th flr east)
LAPPIN, I. WALLPAPER CO., INC. J. Gallagher	542-1400	# 32 (3rd flr)
Larson, A.L. A. Larson	***-****	# 114 D (2nd flr)



LEONARD SILVER CO. L. Whitcraft	482-1470	# 19
LEON CLOTHING MFG. E. Bernard	426-6090	# 32 (8th flr)
LESLIE FAY COMPANY S. Golub	482-8770	#114 B,C,D (8th flr)
LIMITLESS DESIGN W. Hill	****	# 114 D (3rd flr)
LYNN STEEL BOATS J. Curto	426-9121	# 20
MCDONALD STEEL COMPANY M. McDonald	268-8222	#14
MARK BURTON R. Ryan	426-3271	# 32 (1st flr)
MASSPORT A. Siroko/C. Deems	973-5500	# 115
MOTORIZED OPERATIONS PATROL Supt. M. Mulhern	BOSTON POLICE 247-4350	# 114 A (1st flr east)
N.E. LITHOGRAPH J. Galvin	482-7711	# 114 C (5th flr west) # 114 D (5th flr east)
N.E. TELEPHONE P. Shea	574-1224	# 40
NOREL SERVICE T. Norton	542-3991	# 15
C.J. MULDOON C. Muldoon	482-6677	# 53 subtenant (2nd flr, mezz)
NAGLE SEAFOOD R. Nagle	542-9419	# 53
O'TOOLE, J.F. P. O'Conner	542-4712	# 114 B (1st flr west)
P.X. ENGINEERING J. Williams	426-6210	# 16
PETE'S DOCKSIDE P. Souris	423-1110	# 32 (1st flr)
PORT TERMINALS K. Sutherland	542-4500	# 117, 118, 119
PROPERTY SYSTEMS L. Harmon	542-9542	# 49 (3rd flr)
PURITAN PRINTING & LABEL C. F...	542-1170	# 32 (2nd flr)



PURULATOR COURIER J. Dulong/G. Deziama	532-0108	# 12
ROBERTS & PORTER A. Lake	423-2424	# 32 (2nd flr subtenant)
SEVEN (VII) CORPORATION R. Dicroce	542-7770	PIER #7
SHAUGHNESSY CRANE SERVICE J. Shaughnesay	268-3000	SITE BAB
SILIN MANUFACTURING M. Silin	542-0928	# 32 (7th flr)
SOUTH BOSTON CDC G. Carey	423-0770	# 15 (1st flr)
SPAULDING CORP. J. Curran	542-5046	# 32 (4th flr)
STAVIS SEAFOODS F. Stavis	482-6349	# 17
SUBARU OF NEW YORK J. Manalian	*****	# 31 (north)
TERADYNE, INC. B. Miller	482-2700	# 114 C (7th flr east) B (7th flr west)
TURNER CONSTRUCTION R. Sawyck	451-2675	# 54
U.S. SLIDE FASTNER E. Ruby	426-3546	# 114 C (3rd flr sub-bay)
WELZ COMPUTER SUPPLY CO. J. Welz	357-8050	# 114 C (3rd flr sub-bay)
JRW ENTERPRISES *****	*****	SITE BAB
WINDOW SYSTEMS, INC. K. Alberini/K. Puglisi		# 114 D (1st flr west) 423-4566
WINDSOR BUTTON S. Rittenberg	426-8549	# 114 C (1st flr west)
WINTHROP PRESS R. Orrall	268-9660	# 114 C (1st flr east)











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